

901 MISSION AVE

RESUBMITTAL SET
JUNE 2025
OCEANSIDE, CA





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901 MISSION AVENUE MIXED-USE

OCEANSIDE, CA

SHEET INDEX



G1.0

JOB NO. 2023-0939
DATE 06-17-2025

901 MISSION AVE		
PROJECT INFORMATION	A 273-UNIT PROJECT CONSISTING OF 5-STORY TYPE IIA-MULTIFAMILY RESIDENTIAL PODIUM BUILDING OVER 3 LEVELS OF TYPE-IA PARKING STRUCTURE WITH RETAIL SPACE ON MISSION AVE. AND RESIDENTIAL LINER UNITS ON CLEMENTINE ST	
PROJECT ADDRESS	901 MISSION AVE.	
ZONING DISTRICT	DOWNTOWN REDEVELOPMENTAREA D-2	
EXISTING	MU - MIXED USE	
PROPOSED	RESIDENTIAL MIXED USE	
LAND USE :		
EXISTING	VACANT LAND	
PROPOSED	RESIDENTIAL MIXED USE	
GROSS LOT AREA	65,912 SQ. FT.	1.513 AC
GROSS RESIDENTIAL AREA	279,641 SQ. FT.	
GROSS BUILDING AREA	440,713 SQ. FT.	
SITE COVERAGE	54,568 SQ. FT.	82.8%
FLOOR AREA RATIO (FAR)*	4.2	
TOTAL UNITS	273 DU	
DENSITY	180.4 DU/AC	

*EXCLUDES PARKING STRUCTURE AREA

BUILDING SUMMARY										
UNIT TYPE	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8	%	TOTAL
S1			9	9	9	9	9	9	19.8%	54
STUDIOS	0	0	9	9	9	9	9	9	19.8%	54
A0			2	2	2	2	2	4	5.1%	14
A0X				3	3	3	3		4.4%	12
JR 1 BEDS	0	0	2	5	5	5	5	4	9.5%	26
A1			3	3	3	3	3	3	6.6%	18
A2			6	3	5	5	5	5	10.6%	29
A3			6	7	7	7	7	7	15.0%	41
A4	1	3	2	2	2	2	2	4	6.6%	18
A4X			1	1	2	2	2		2.9%	8
A5	1	1							0.7%	2
1 BEDS	2	4	18	16	19	19	19	19	42.5%	116
B1			1	1	1	1	1	3	2.9%	8
B1X				2	2	2	2		2.9%	8
B2			3	3	3	3	3	3	5.5%	15
B3			1	1	2	2	2	2	3.7%	10
B4	1	1						2	1.5%	4
B4X			2	2	2	2	2		3.7%	10
B5			2	2	2	2	2	2	4.4%	12
B6			1					1	0.7%	2
B6X				2	2	2	2		2.9%	8
2 BEDS	1	1	7	13	14	14	14	13	28.2%	77
SUBTOTAL	3	5	36	43	47	47	47	45		
TOTAL				273					100%	273

UNIT SUMMARY					
UNIT TYPE	UNIT NET AREA (SQ. FT.)	NUMBER OF UNITS	TOTAL NET AREA (SQ. FT.)	%	TOTAL UNIT %
S1	479	54	25,666	19.6%	19.6%
A0	609	14	8,526	5.1%	
A0X	628	12	7,536	4.4%	9.5%
A1	582	18	10,476	6.6%	
A2	693	29	20,097	10.6%	42.5%
A3	740	41	30,340	15.0%	
A4	712	18	12,816	6.6%	
A4X	759	8	6,072	2.9%	
A5	863	2	1,726	0.7%	
B1	1,052	8	8,416	2.9%	
B1X	1,088	8	8,704	2.9%	
B2	1,030	15	15,450	5.5%	
B3	1,069	10	10,690	3.7%	
B4	988	4	3,952	1.5%	28.2%
B4X	1,053	10	10,530	3.7%	
B5	1,259	12	15,108	4.4%	
B6	1,100	2	2,200	0.7%	
B6X	1,186	8	9,488	2.9%	
TOTAL	762 AVG.	273	207,993	100%	

GROSS BUILDING AREA					
LEVEL	RETAIL LEVEL 2 LEASING LEVEL 1	RESIDENTIAL	PARKING STRUCTURE	TOTAL GROSS FLOOR AREA (IN SQ. FT.)	
LEVEL 8		45,342		45,342	
LEVEL 7		46,730		46,730	
LEVEL 6		46,730		46,730	
LEVEL 5		46,730		46,730	
LEVEL 4		43,294		43,294	
LEVEL 3		40,725		40,725	
LEVEL 2	4,006	6,154	39,317	49,477	
LEVEL 1	3,691	3,936	46,941	54,568	
LEVEL B1			55,017	55,017	
LEVEL B2			12,100	12,100	
TOTAL	7,697	279,641	153,375	440,713	

RESIDENTIAL VEHICLE PARKING SUMMARY							
UNIT TYPE	NUMBER OF UNITS			PER AB 2097, 'O' REQ'D - LOCATED WITHIN 1/2 MILE OF TRANSIT STOP		PROVIDED	
		RATIO	PKG STALLS	RATIO	PKG STALLS		
STUDIOS	54	0.00	0	1.0	54		
1 BEDROOM	142	0.00	0	1.0	142		
2 BEDROOM	77	0.00	0	1.27	98		
TOTAL	273	0.00	0	1.08	294		
GUEST (RATIO + & COUNT)		0 /UNIT	0	0.00 /UNIT	0		
TOTAL RESIDENTIAL + GUEST STALLS (RATIO + COUNT)		0.00	0	1.08	294		
LEASING STALLS PROVIDED						5	
TOTAL STALLS RESIDENTIAL & LEASING PROVIDED						299	
RETAIL STALLS	SF:	4006	PARK MIN. @ 5/1000	0.005	20	-	22
USPS STALL PROVIDED ON-SITE						1	
TOTAL STALLS PROVIDED						322	

RESIDENTIAL, (& ASSOCIATED) ACCESSIBLE STALLS REQUIRED (CBC 1109A.4 & 1109A.5)					
USE TYPE	QUANTITY*	RATIO	TOTAL REQUIRED	NUMBER OF REQUIRED	
				STD.	VAN
ASSIGNED RESIDENTIAL	146	0.02	3	2	1
UNASSIGNED GUEST	0	0.05	0	0	0
UNASSIGNED LEASING	2	0.05	1	0	1
TOTAL ACCESSIBLE STALLS REQUIRED:			4	2	2

NOTE:
 * THE ACCESSIBLE STALLS FOR EV ARE CALCULATED BELOW AND NOT INCLUDED IN THIS COUNT.
 * (CALCULATED NUMBER OF STALLS = ALL PROVIDED - EV READY CHARGERS & EV READY RECEPTACLES)

EV STALLS REQUIRED (CGBC 4.106.4.2.2.1.b & 4.106.4.2.2.2.b)			
EV CATEGORY	NUMBERS OF STALLS	RATIO	REQUIRED
ASSIGNED RESIDENTIAL STALLS			
EV READY - CHARGERS	294	10%	30
EV READY - RECEPTACLES		40%	118
RESIDENTIAL EV STALLS REQUIRED		50%	148
	TOTAL	1/25 - 8' AISLE*	STANDARD
	148	6	142
UNASSIGNED GUEST STALLS			
EV READY - CHARGERS	0	10%	0
EV READY - RECEPTACLES		40%	0
UNASSIGNED GUEST EV STALLS REQUIRED		50%	0
	TOTAL	1/25 - 8' AISLE*	STANDARD
	0	0	0
UNASSIGNED LEASING STALLS			
EV READY - CHARGERS	5	10%	1
EV READY - RECEPTACLES		40%	2
UNASSIGNED LEASING EV STALLS REQUIRED		50%	3
	TOTAL	1/25 - 8' AISLE*	STANDARD
	3	1	2

NOTE:
 * THE NUMBER OF EV CAPABLE SPACES REQUIRED MAY BE REDUCED BY A NUMBER EQUAL TO THE NUMBER OF EV CHARGERS INSTALLED OVER THE FIVE (5) PERCENT REQUIRED. CGBC 4.106.4.2.2 EXCEPTION.
 * ALL ACCESSIBLE EVSE EQUIPMENT SHALL COMPLY WITH 11B-812.
 * ALL ACCESSIBLE EV STALLS SHALL COMPLY WITH 11A AND 1109A.

BUILDING PARKING STALLS PROVIDED																	
PARKING LEVEL	STALL COUNT PER USE														USPS	TOTAL STALLS PROVIDED	
	RESIDENTIAL					LEASING					RETAIL						
	BASIC STALL	ADA		EV*		BASIC STALL	ADA		EV*		BASIC STALL	ADA		EV*			
		8' VAN AISLE	5' STD. AISLE	8' AISLE	STD.		8' VAN AISLE	5' STD. AISLE	8' AISLE	STD.		8' VAN AISLE	5' STD. AISLE	8' AISLE			STD.
SURFACE	0															0	
2	19	1	1	0	20						17	1		1	3	63	
1	39			1	54	1	1		1	2						100	
B1	65	1	1	5	53											125	
B2	19				15												
SUBTOTAL	142	4		6	142	1	1		1	2	17	1		1	3	1	
					148					3					4		
ADA SUBTOTAL			10				2					2					
TOTAL			294				5					22				1	

NOTE: TOTAL EV STALLS PROVIDED WILL BE FURTHER DIVIDED INTO REQUIRED CHARGERS AND RECEPTACLES PER CGBC AS NOTED ON TABLES ABOVE.

AFFORDABLE UNITS SUMMARY						
Unit Type	Average Area (SF)	Affordable Units	Affordable Mix	Market Rate Units	Market Rate Mix	Total Units
Studio	479	6	21.4%	48	19.6%	54
One Bedroom	699	14	50.0%	128	52.2%	142
Two Bedroom	1,099	8	28.6%	69	28.2%	77
TOTAL	768	28	100.0%	245	100.0%	273
Mix:		10.26%		89.74%		100.00%

NON-RESIDENTIAL PARKING SUMMARY			
USE		SQ. FT.	RATIO
RETAIL STALLS REQUIRED (MIN. 5 STALLS PER 1000)		4,006	0.005
RETAIL STALLS PROVIDED			22

NON-RESIDENTIAL ACCESSIBLE PARKING REQUIRED (CBC 11B-208.2)				
USE	STALLS*	STD.	VAN 1/8	TOTAL
RETAIL STALLS PROVIDED	18	0	1	1
* THE ACCESSIBLE STALLS FOR EV ARE CALCULATED BELOW AND NOT INCLUDED IN THIS COUNT. * (CALCULATED NUMBER OF STALLS = ALL PROVIDED - EV CHARGERS - EV READY)				

NON-RES. EV STALLS REQUIRED (CGBC 5.106.5.3.1 & CBC TABLE 11B-228.3.2.1)						
TOTAL REQUIRED		DISTRIBUTION				
RETAIL STALLS PROVIDED	22 STD. STALLS	STD.	ACCESSIBLE*			TOTAL
			VAN	STD.	AMB.	
EV CHARGERS - EVSE	0	0	0	0	0	0
EV RECEPTACLES	4	4	n/a	n/a	n/a	4
	4	4	0	0	0	4

* ALL EV ACCESSIBLE STALLS ARE PROVIDED AT INITIAL BUILDOUT AS EVSE.
 * ALL ACCESSIBLE EV STALLS SHALL COMPLY WITH 11B-228.8.2
 * ALL ACCESSIBLE EV EQUIPMENT SHALL COMPLY WITH 11B-309.4
 * ALL EVCS TO COMPLY WITH 11B-802.
 * AT LEAST 1 EV CAPABLE SPACE SHALL BE PROVIDED.

SHORT TERM BICYCLE PARKING (CGBC 5.106.4.1.1)			
STALLS	RATIO (5% - 2 MIN.)		TOTAL
RETAIL STALLS PROVIDED	22		2 MIN.

LONG TERM BICYCLE PARKING (CGBC 5.106.4.1.2)			
TENANT OCCUPANTS	RATIO (5% - 1 MIN.)		TOTAL
RETAIL STALLS PROVIDED	22		2

OCEANSIDE ZONING CODE SECTION 3048 ELECTRIC VEHICLE PARKING AND CHARGING FACILITY		
	PARKING	COMPLIANCE*
RESIDENTIAL	294	
15% ZERO EMISSION	44	148 PROVIDED
LEVEL 2 EV	22	30 PROVIDED
NON-RESIDENTIAL	22	
ZERO EMISSION	4	4 PROVIDED
LEVEL 2 EV	2	2 PROVIDED

*NOTE: SPACES ALLOCATED FOR CGBC EV REQUIREMENTS SATISFY ZERO EMISSION REQUIREMENTS

OPEN SPACE REQUIRED		
NUMBER OF UNITS	REQUIRED RATIO SF / DU	TOTAL OPEN SPACE REQUIRED (SQ. FT.)
273	200	54,600
TOTAL OPEN SPACE REQUIRED		54,600

BUILDING OPEN SPACE	
COMMON OPEN SPACE	
LOCATION	TOTAL AREA (SQ. FT.)
LOBBY ENTRY PLAZA	1,044
RETAIL PLAZA	2,281
POOL COURTYARD	8,534
AMENITIES (LEVEL 3)	3,446
ROOF DECK	868
CLUBHOUSE	973
COMMON OPEN SPACE PROVIDED	17,146

Waivers Requested for Project	
Waiver #	Waiver Description
W-1	Allow Setback Encroachments (per Mixed Use Development Plan standards - Article 1232)
W-2	Reduce Usable Open Space Requirements (per Mixed Use Development Plan standards - Article 1232 FF)
W-3	Amend Required Façade Modulation Requirement (per Mixed Use Development Plan standards - Article 12)
W-4	Increase Allowable Building Height (per Mixed Use Development Plan standards upon approval of a CUP - Article 12)
W-5	Allow building projections into yards and courts (per Mixed Use Development Plan standards - Article 3015)
W-6	Allow 12x 35' x14'-min Loading Space to be located on Street instead of on property (per OZO 3103)
W-7	Increase FAR for sites 30,000 sf and up to 175,000 sf for maximum density restrictions (per Article 1232 F)
W-8	Reduced minimum site landscaping percentage of site coverage (per OZO 1232 P-5)
W-9	Reduce Private Outdoor Living Space minimum requirement per unit (per OZO 1232 FF)



VIEW LOOKING SOUTHWEST AT MISSION AVE AND HORNE ST



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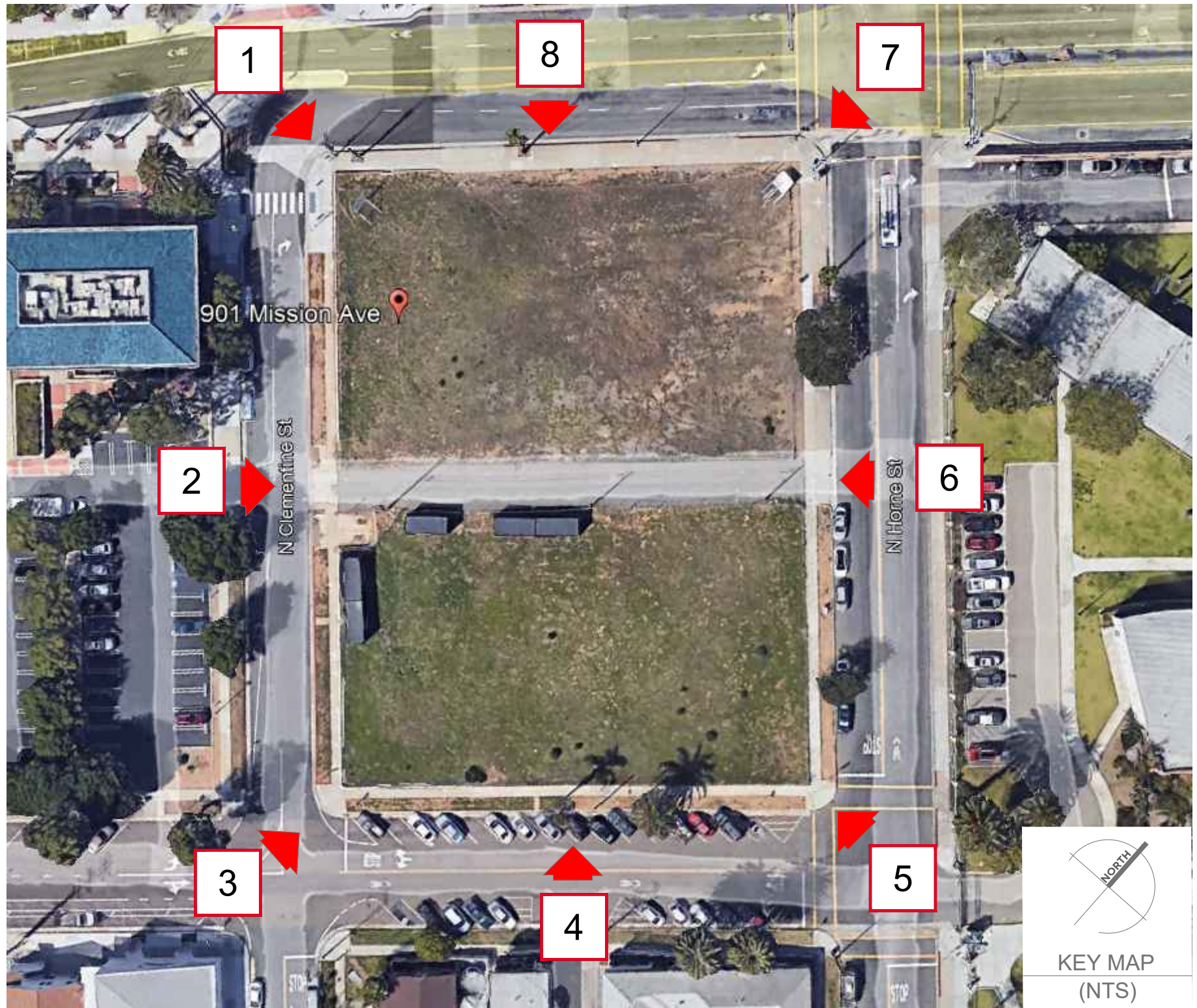
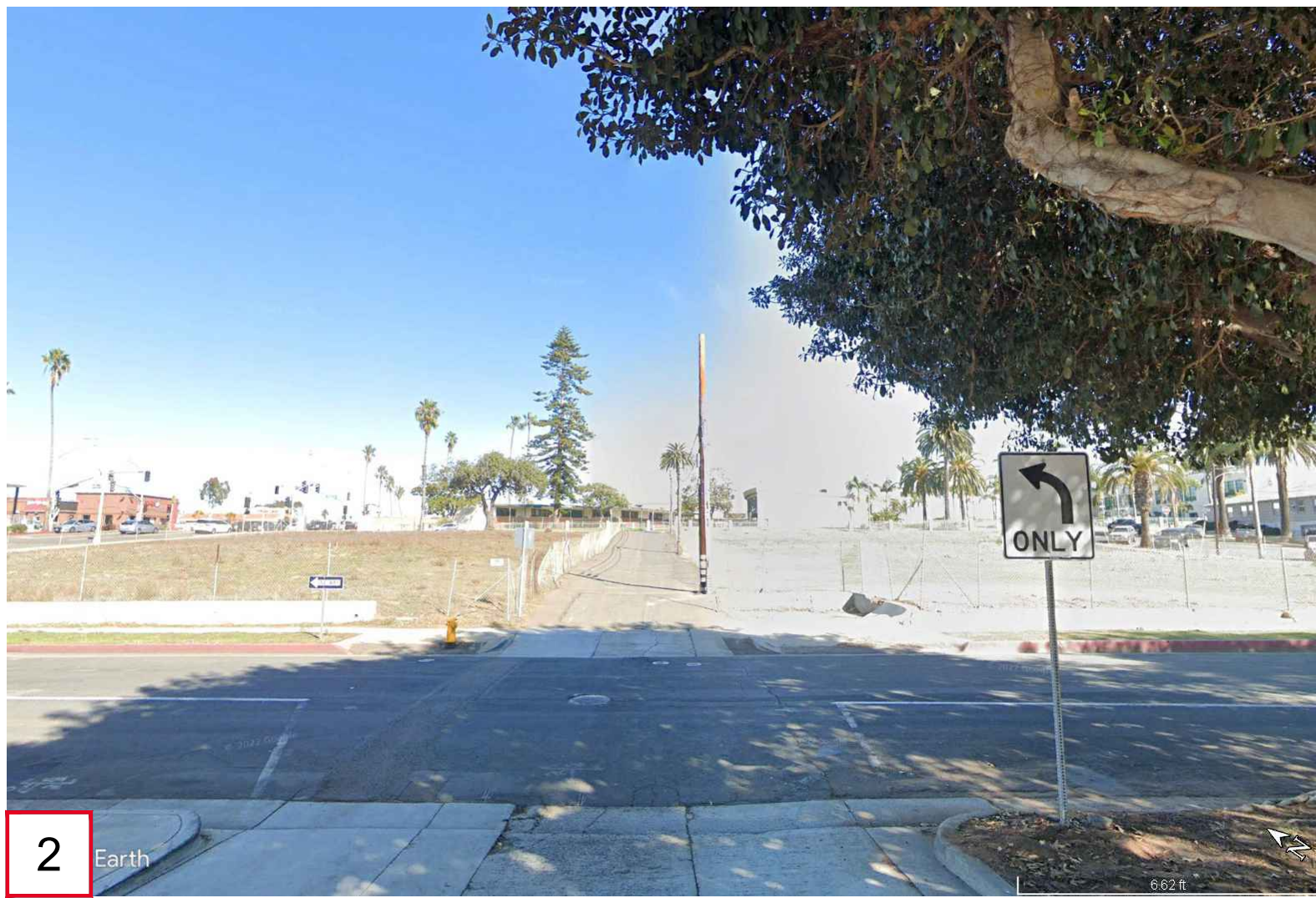
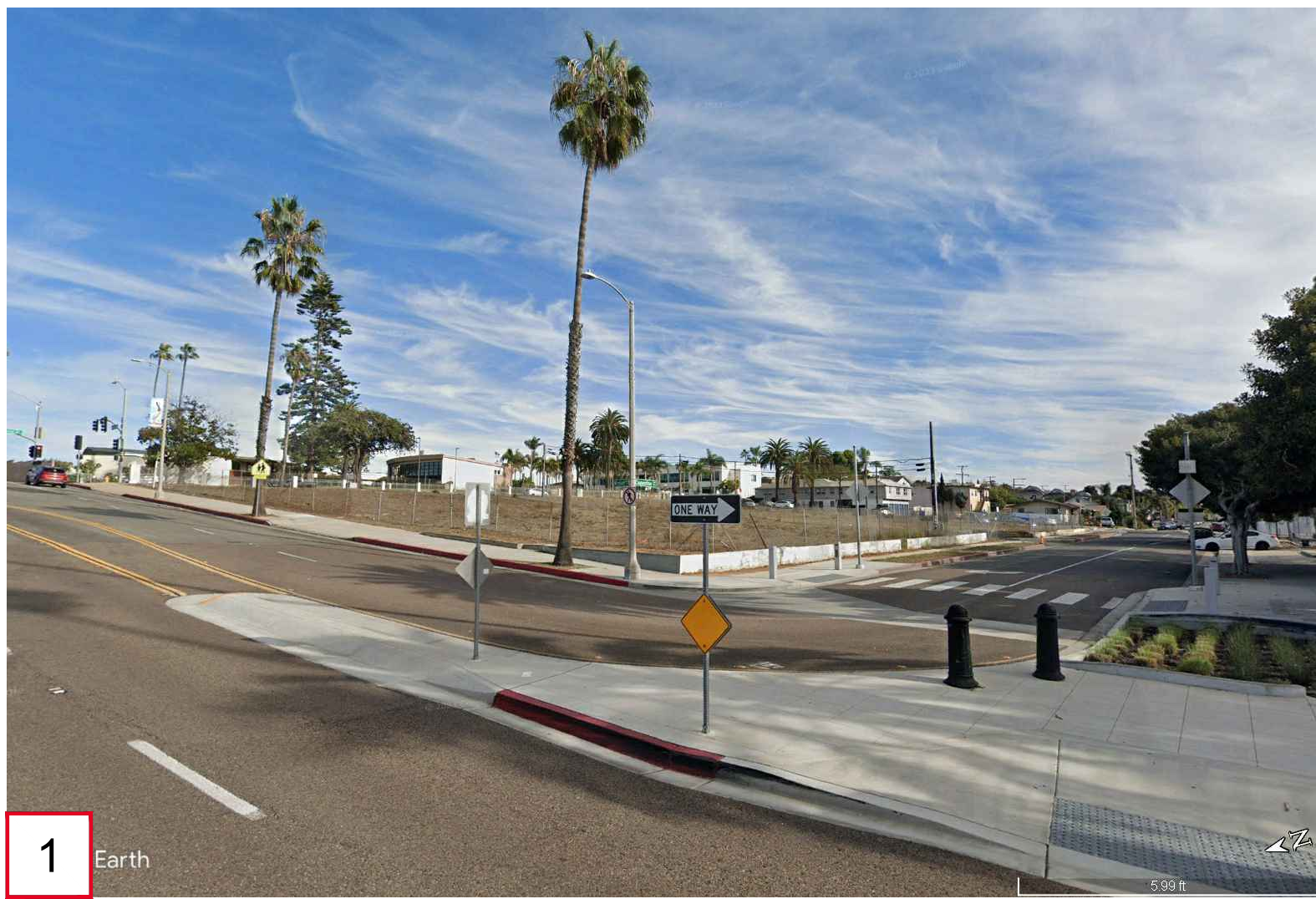
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3D RENDERING



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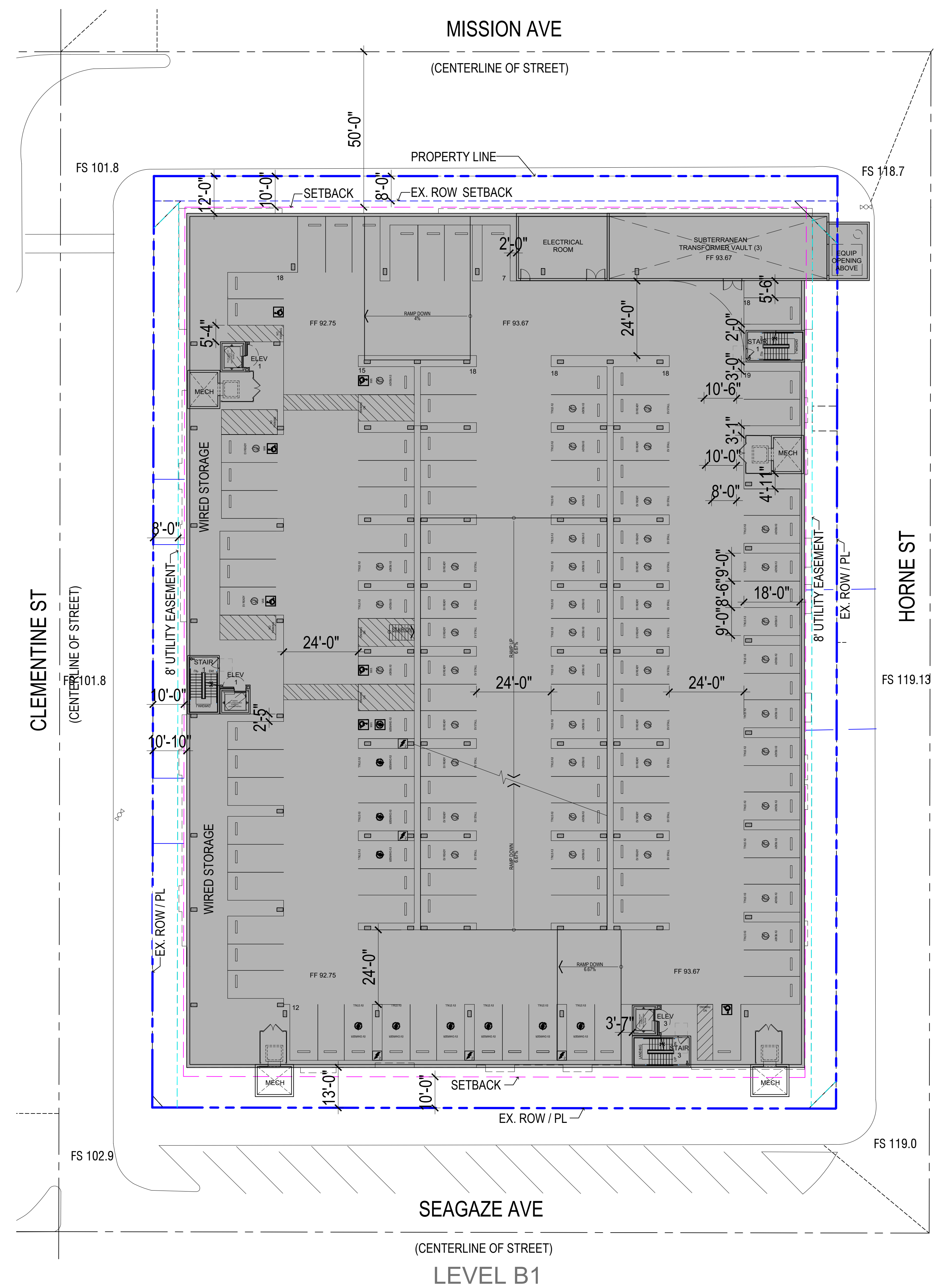
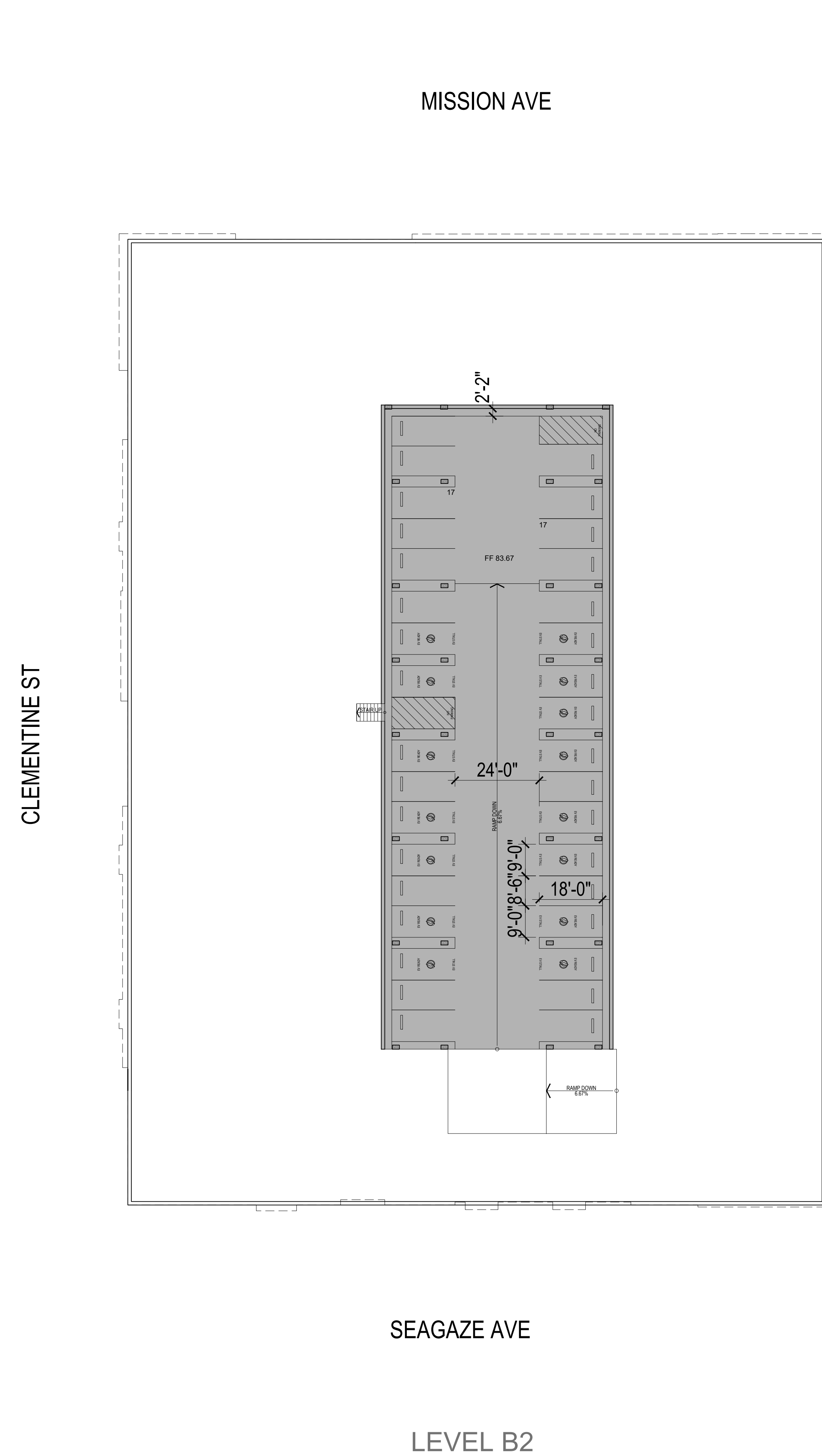
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EXISTING SITE PHOTO SURVEY

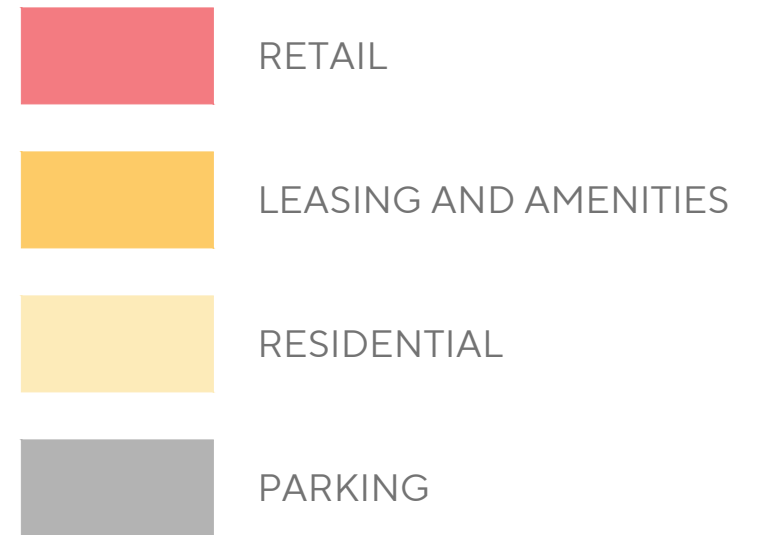


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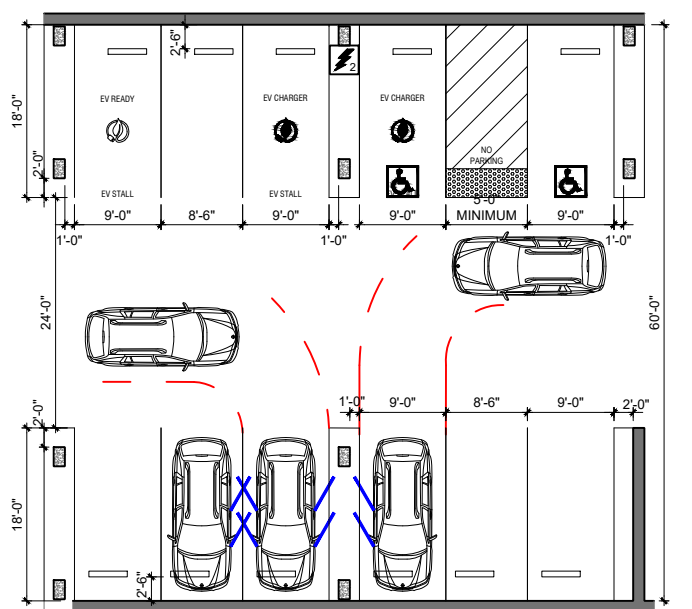
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LEGEND

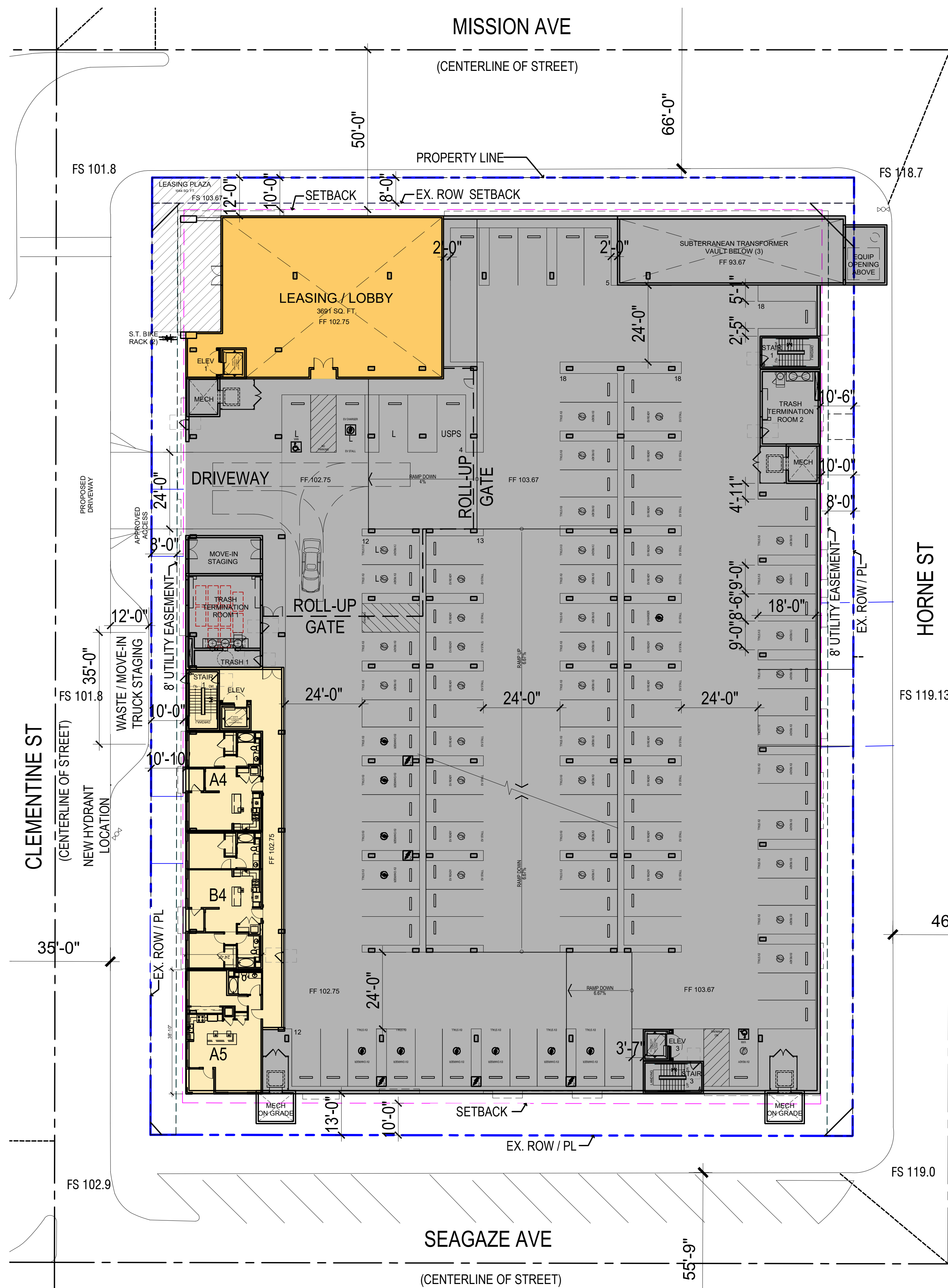


PARKING PLAN

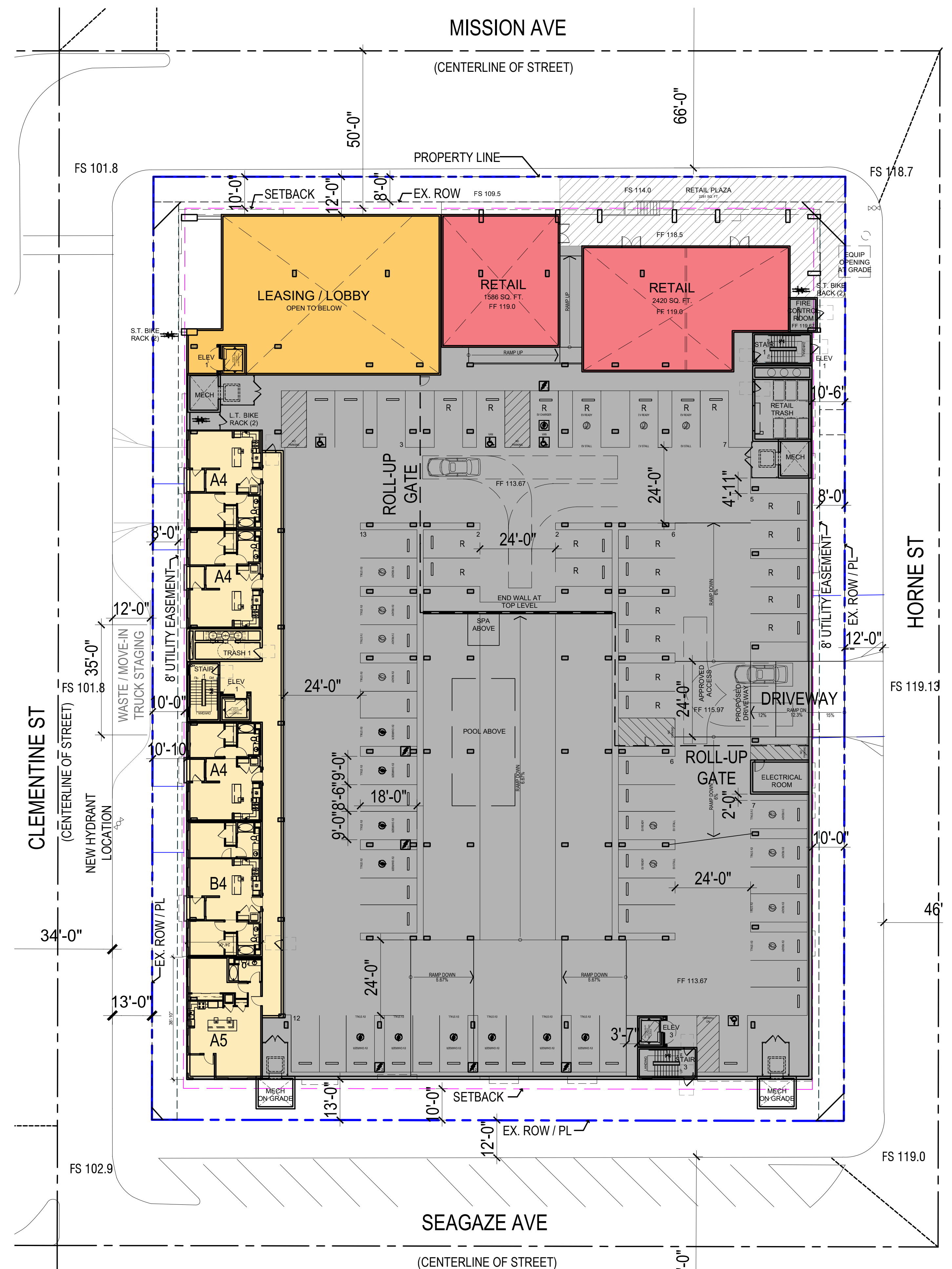


Notes:

1. The proposed dimensions provide equivalent access and maneuverability to allow parking within standard or column obstructed stalls.
2. The proposed dimensions provide equivalent or greater dimensions and access for passenger loading and unloading at column obstructed stalls than what is provided at standard stalls.
3. The proposed stall dimensions are 8'-6" X 18' with (9' X 18' ADA + EV) for both standard and column obstructed stalls (1' of additional width is proposed next to columns, 2' next to walls).
4. All spaces shall have wheel stops 2.5 feet from wall or walkway.



LEVEL 1 - CLEMENTINE ST



LEVEL 2 - HORNE ST

LEGEND

- RETAIL
- LEASING AND AMENITIES
- RESIDENTIAL
- PARKING

PARKING PLAN

Notes:

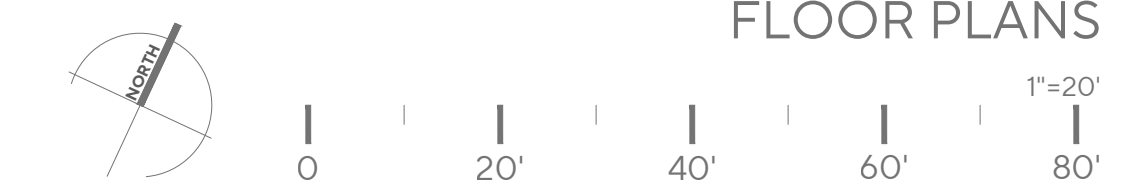
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- The proposed stall dimensions are 8'-6" X 18' with (9' X 18' ADA & EV) for both standard and column obstructed stalls (1' of additional width is proposed).



901 MISSION AVENUE MIXED-USE

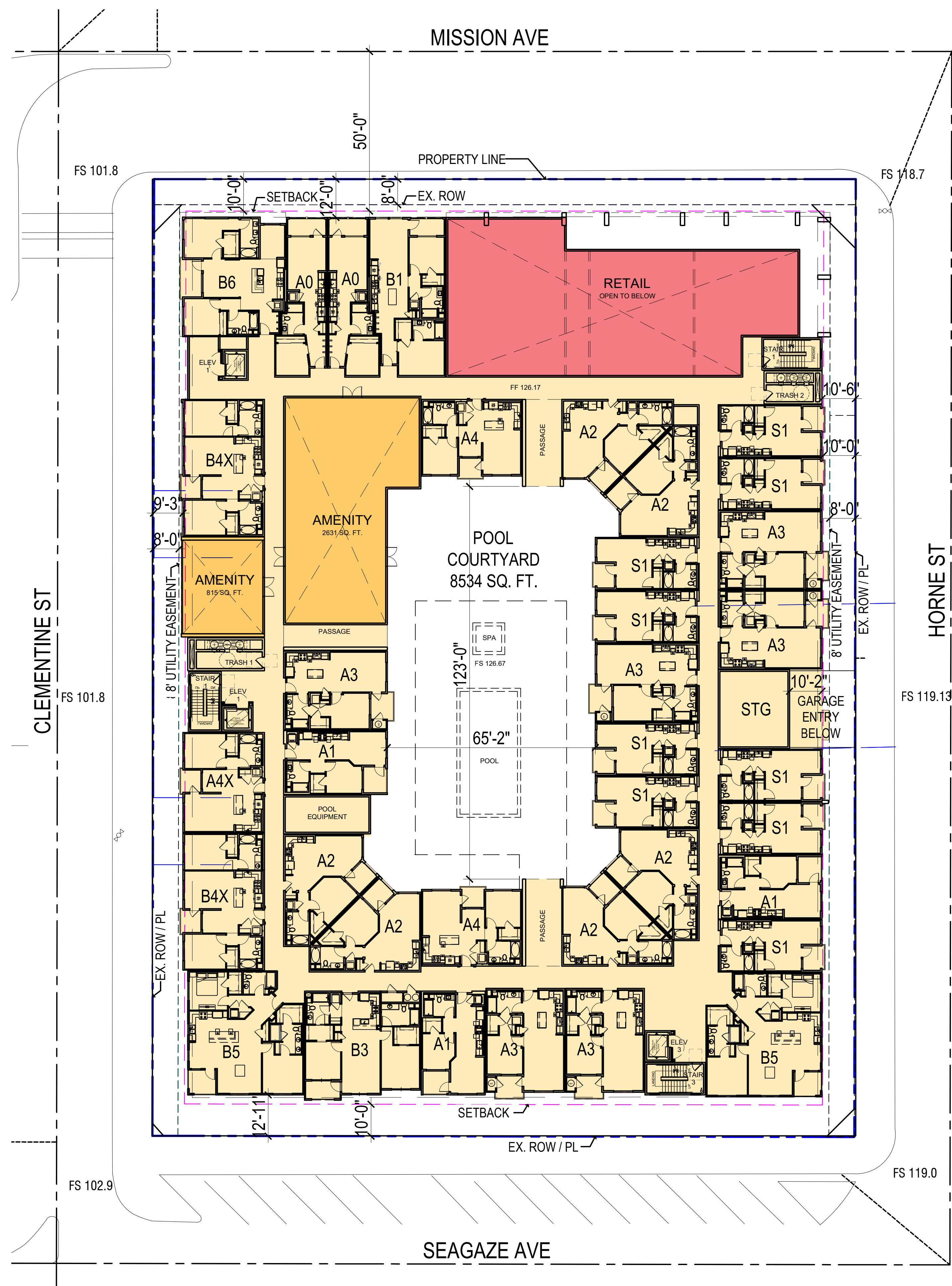
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MIXED-USE BUILDING
FLOOR PLANS

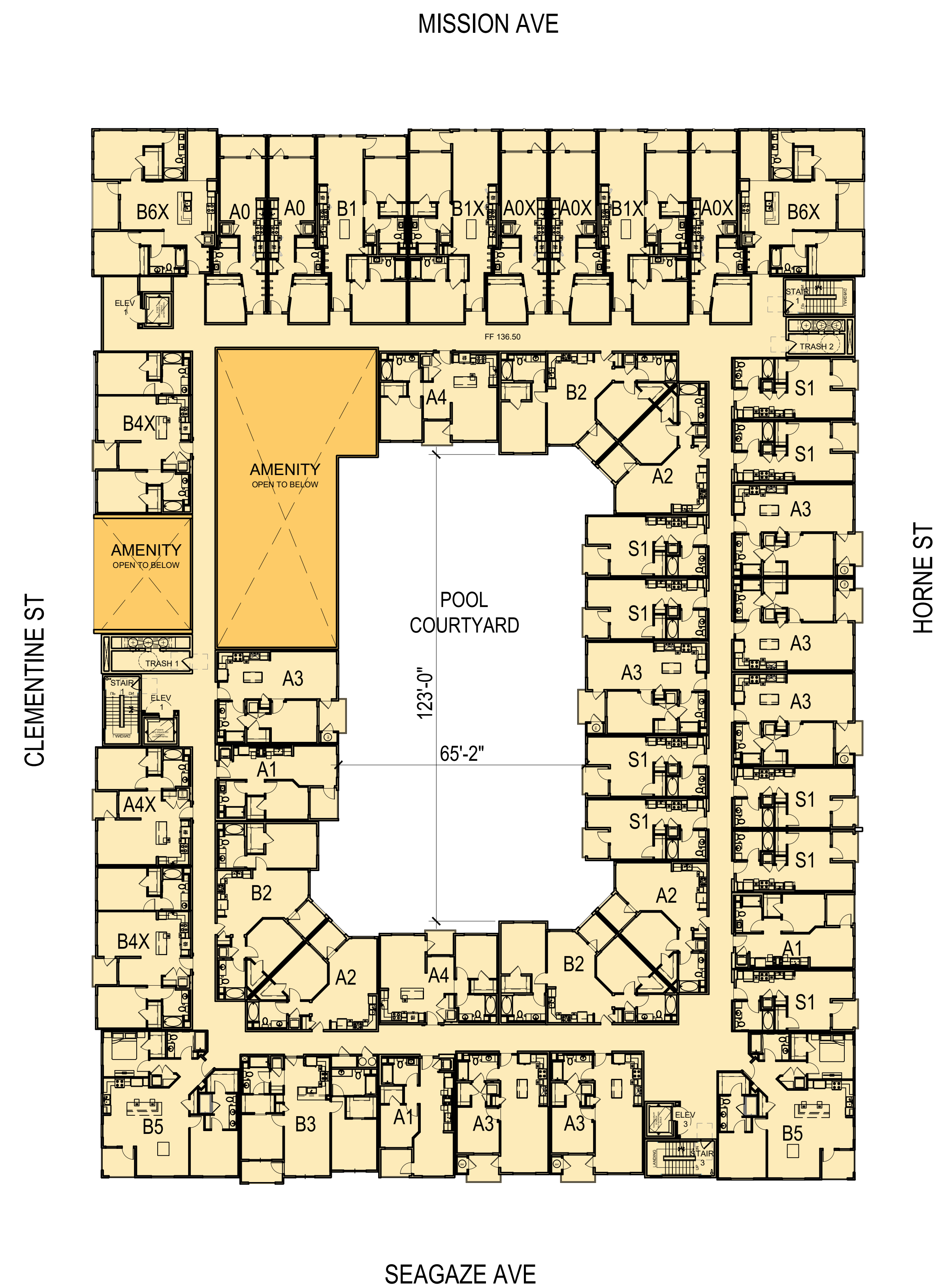


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LEVEL 3 - PODIUM LEVEL



LEVEL 4

LEGEND

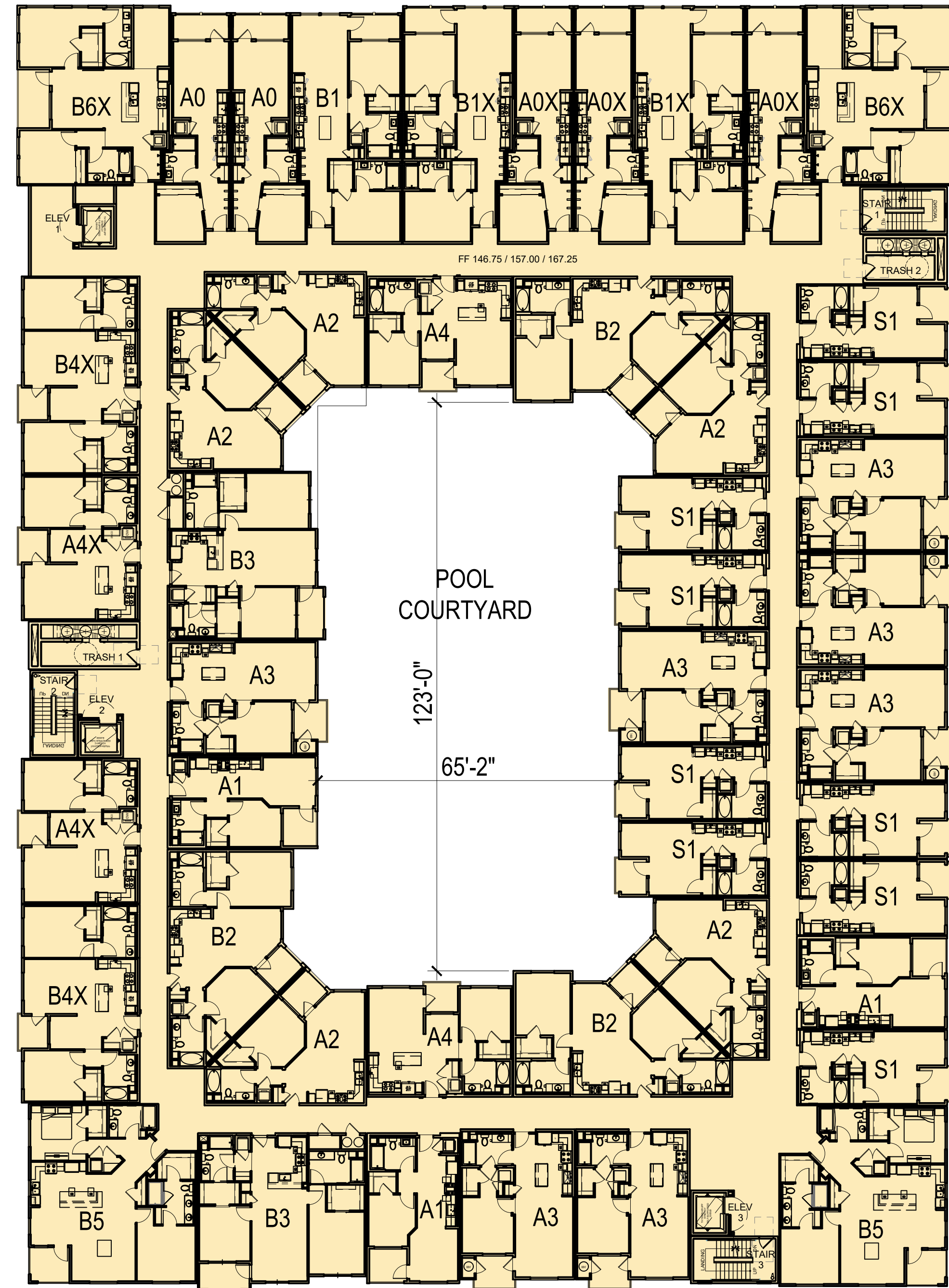
- RETAIL
- LEASING AND AMENITIES
- RESIDENTIAL
- PARKING

MISSION AVE

MISSION AVE

CLEMENTINE ST

HORNE ST

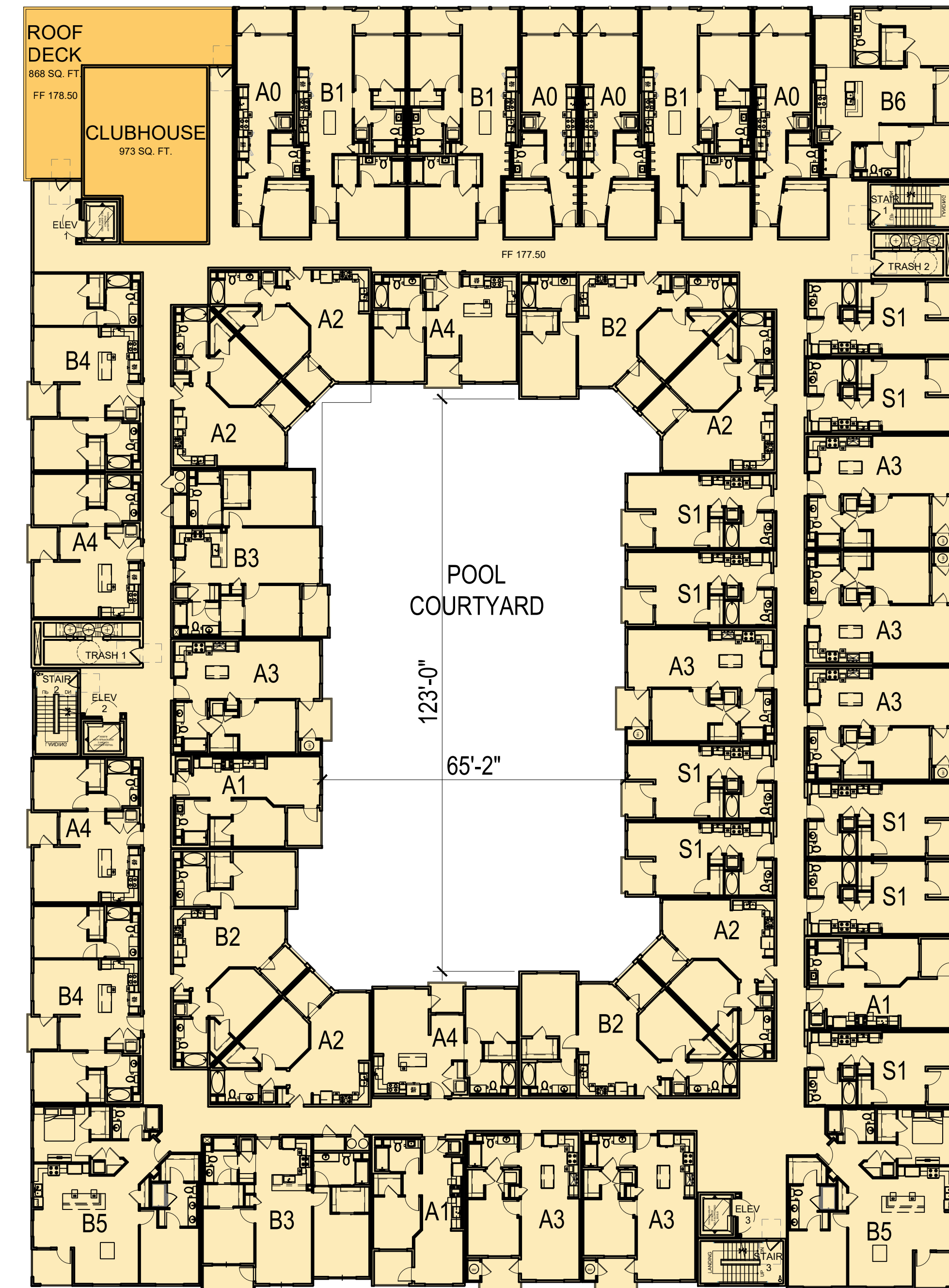


SEAGAZE AVE

LEVELS 5-7

CLEMENTINE ST

HORNE ST



SEAGAZE AVE

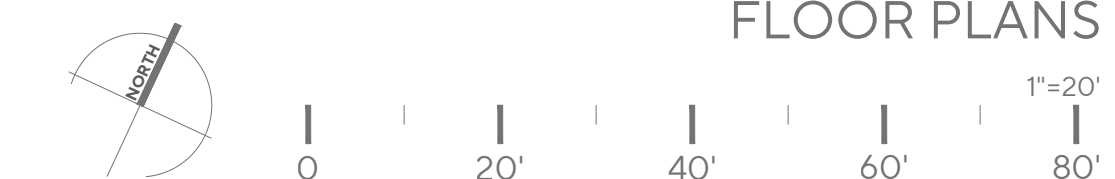
LEVEL 8



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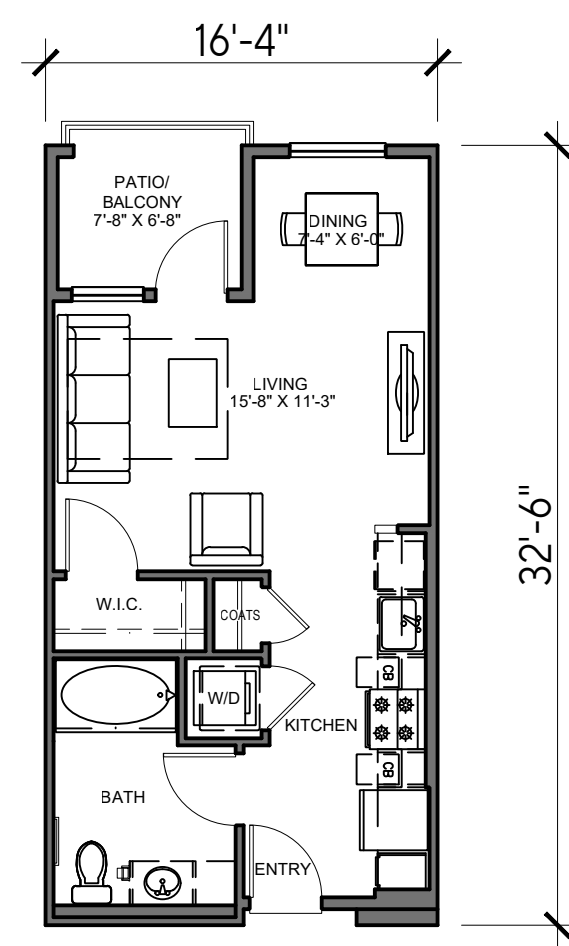
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MIXED-USE BUILDING
FLOOR PLANS

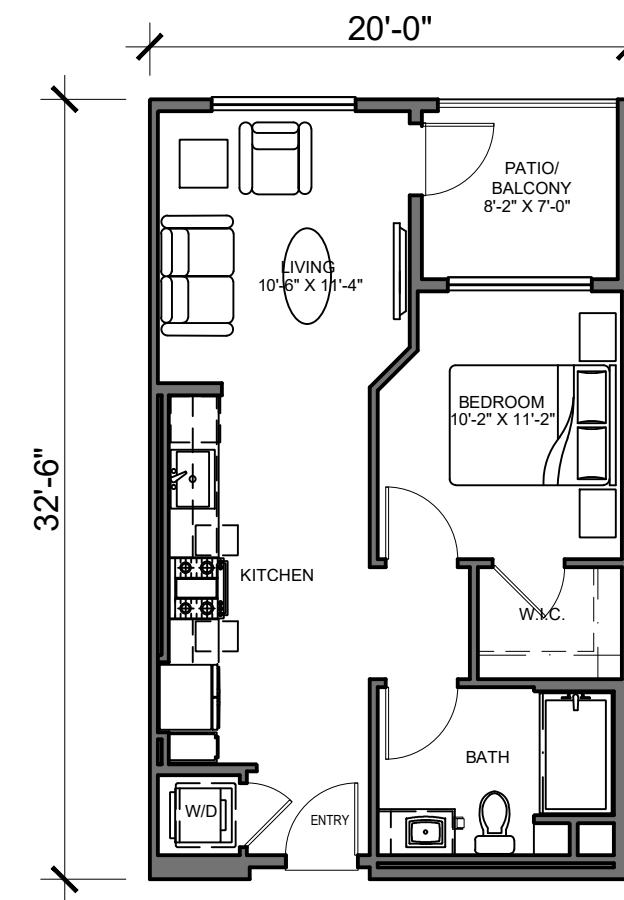


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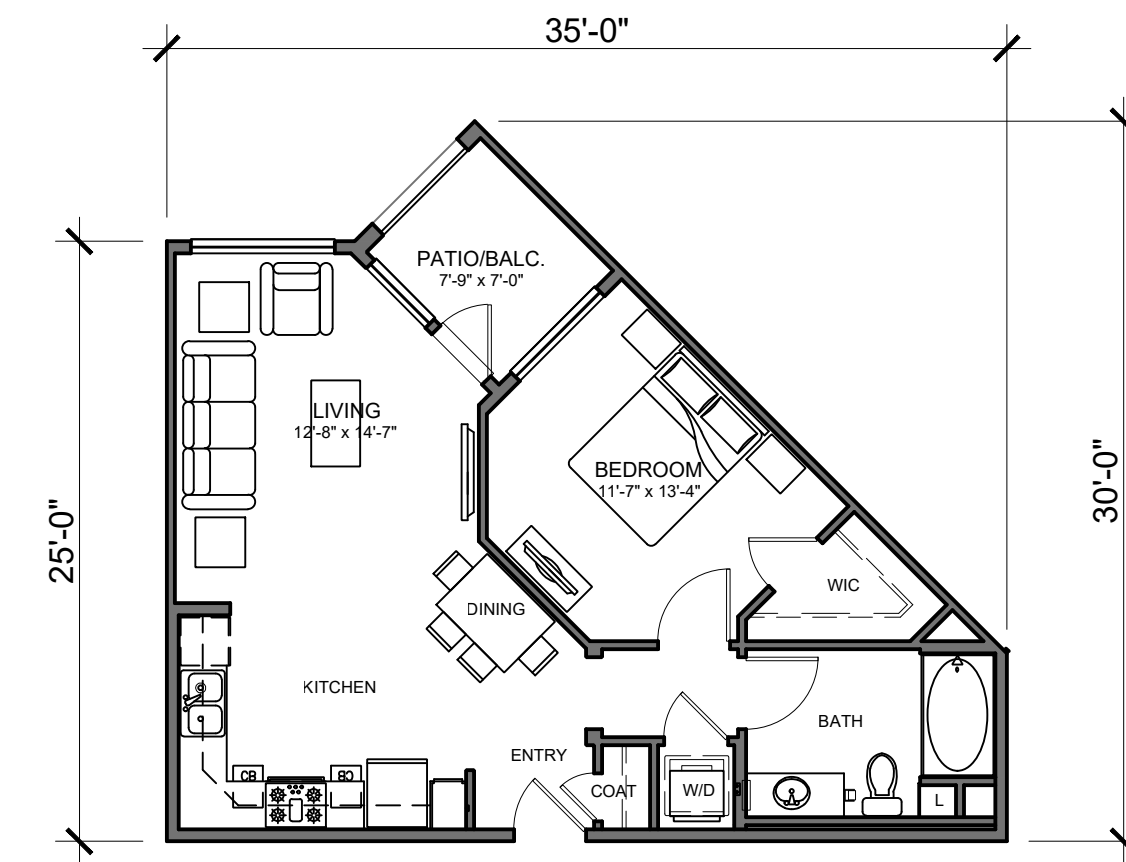
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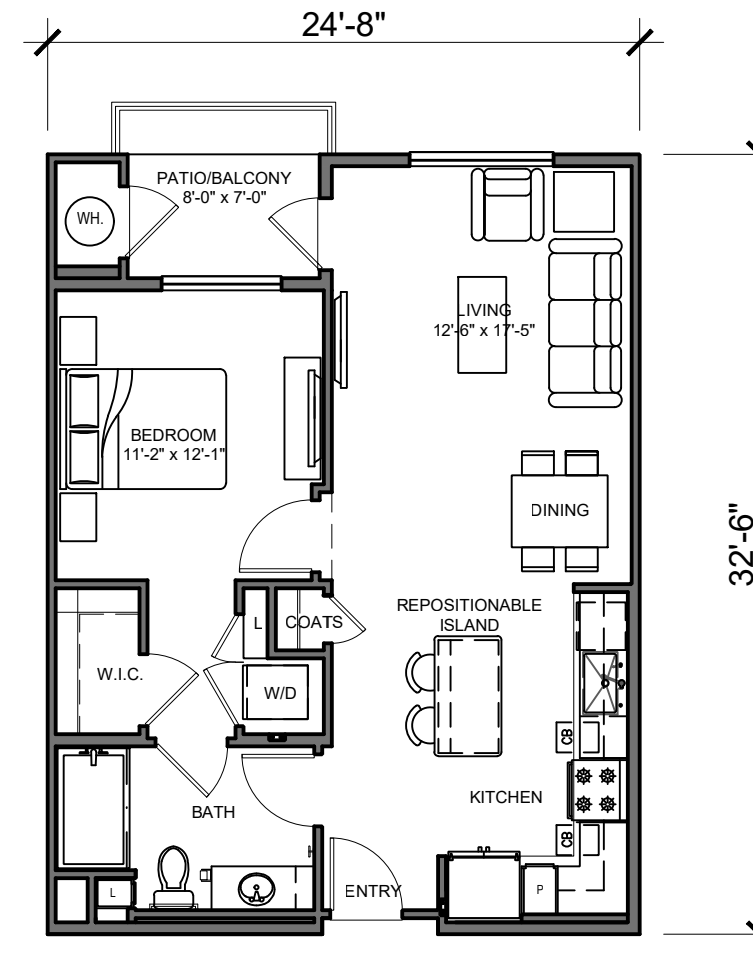
UNIT S1: STUDIO / 1BA
LIVABLE AREA: 479 SQ. FT.
PATIO/BALCONY: 54 SQ. FT.



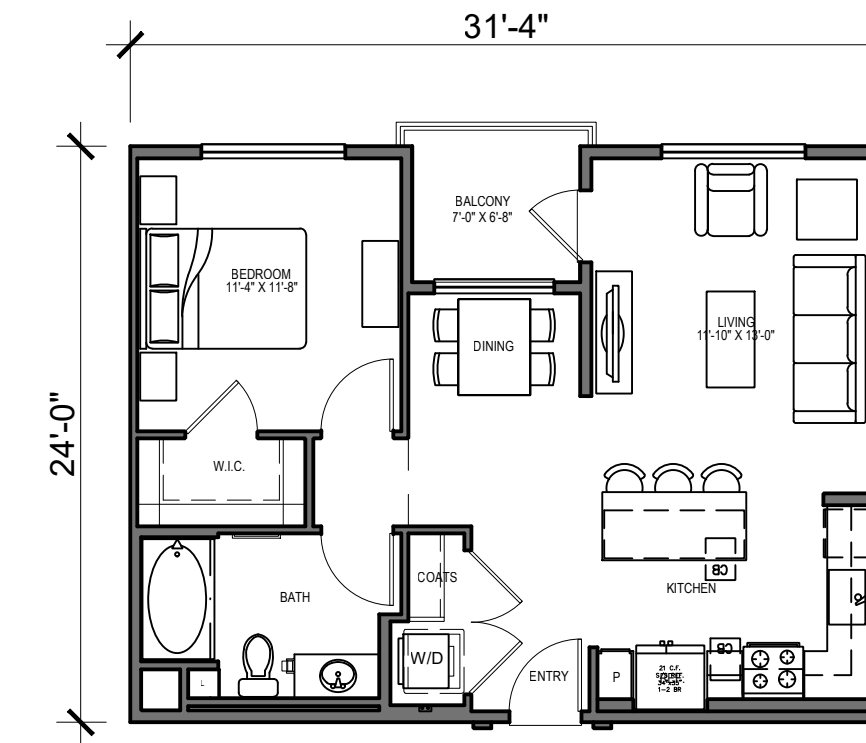
UNIT A1 JR: 1BR / 1BA
LIVABLE AREA: 582 SQ. FT.
PATIO/BALCONY: 61 SQ. FT.



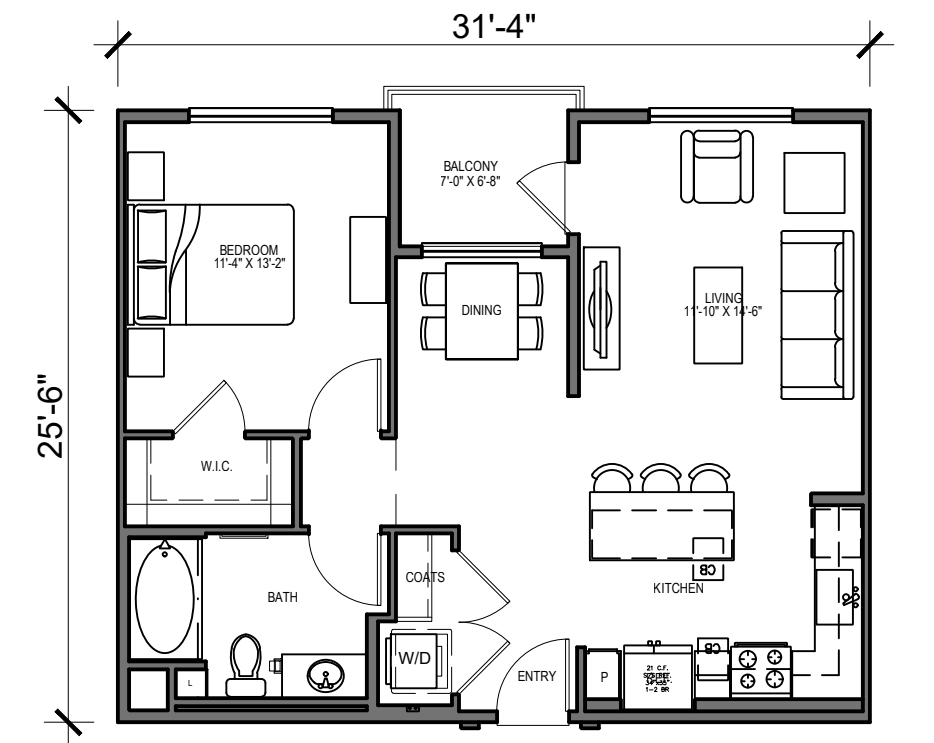
UNIT A2: 1BR / 1BA
LIVABLE AREA: 693 SQ. FT.
PATIO/BALCONY: 56 SQ. FT.



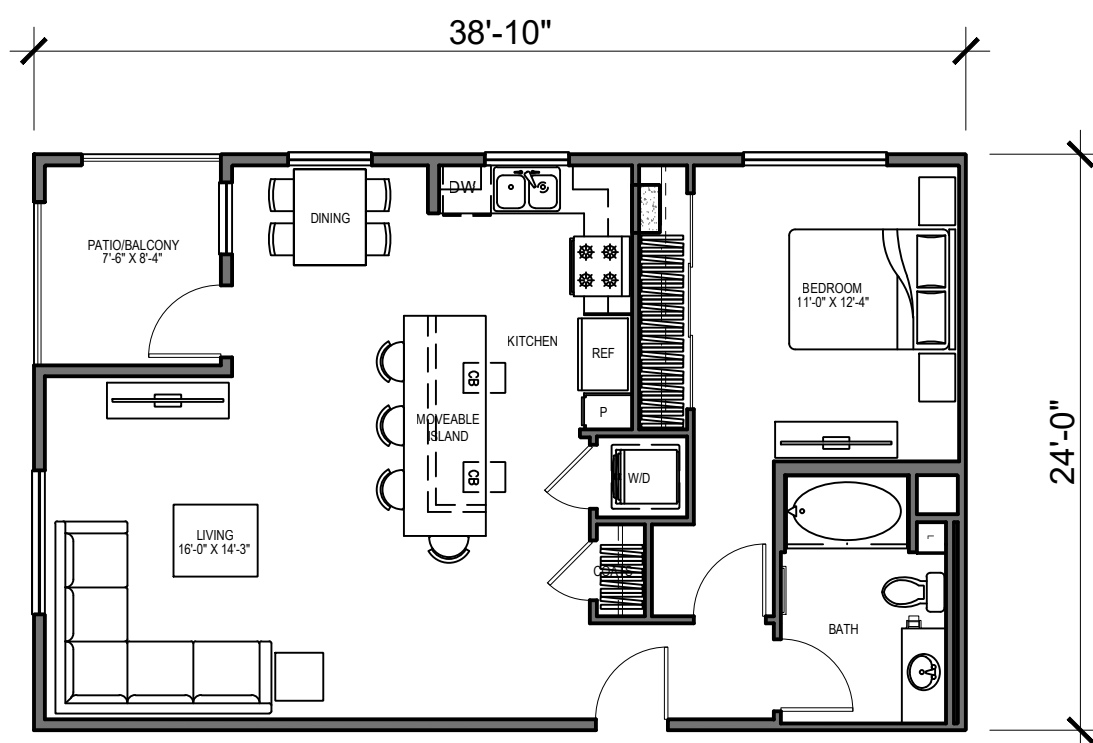
UNIT A3: 1BR / 1BA
LIVABLE AREA: 740 SQ. FT.
PATIO/BALCONY: 62 SQ. FT.



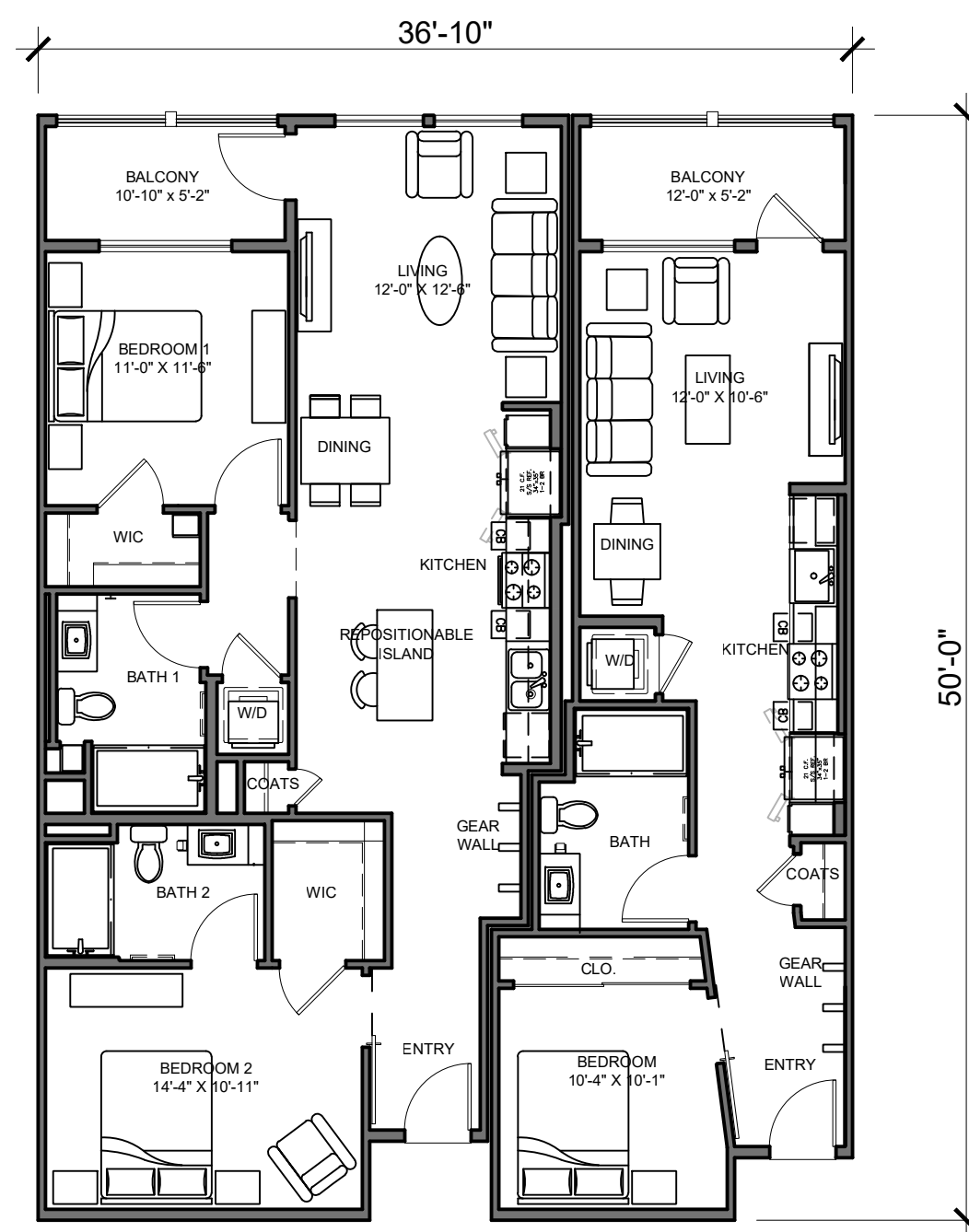
UNIT A4: 1BR / 1BA
LIVABLE AREA: 712 SQ. FT.
PATIO/BALCONY: 48 SQ. FT.



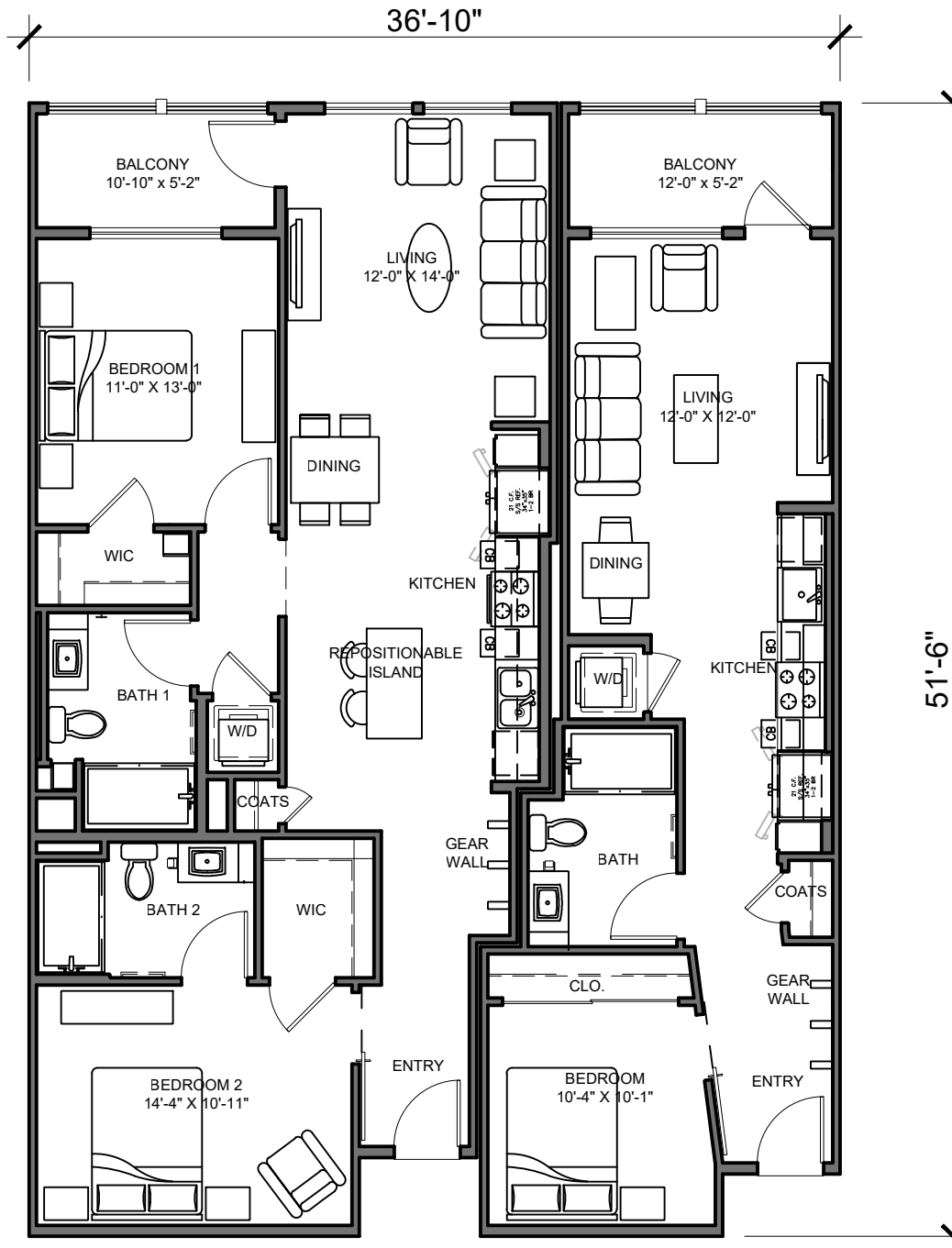
UNIT A4X: 1BR / 1BA
LIVABLE AREA: 759 SQ. FT.
PATIO/BALCONY: 48 SQ. FT.



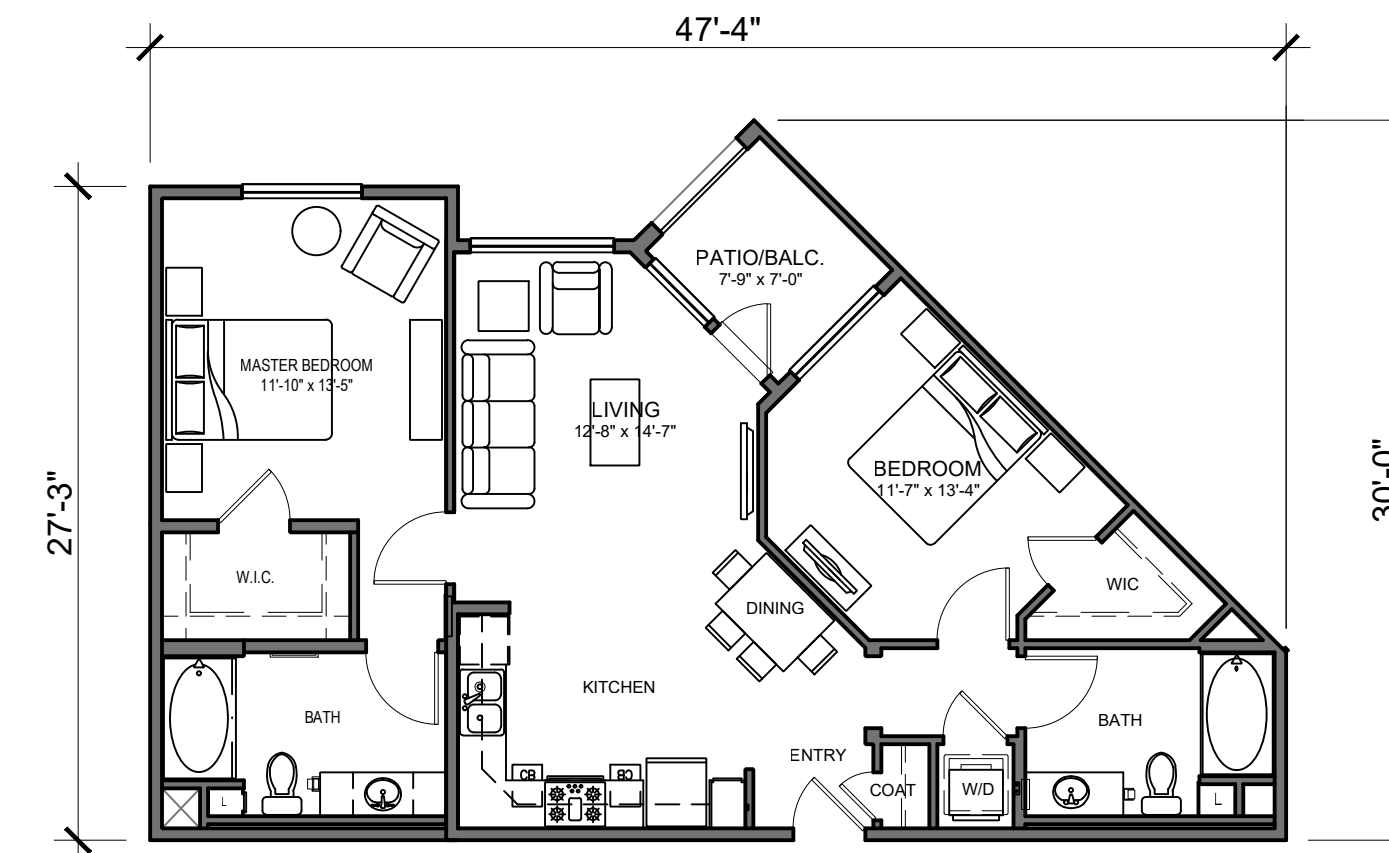
UNIT A5: 1 BD / 1 BA
LIVABLE AREA: 863 SQ. FT.
PATIO / BALCONY AREA: 61 SQ. FT.



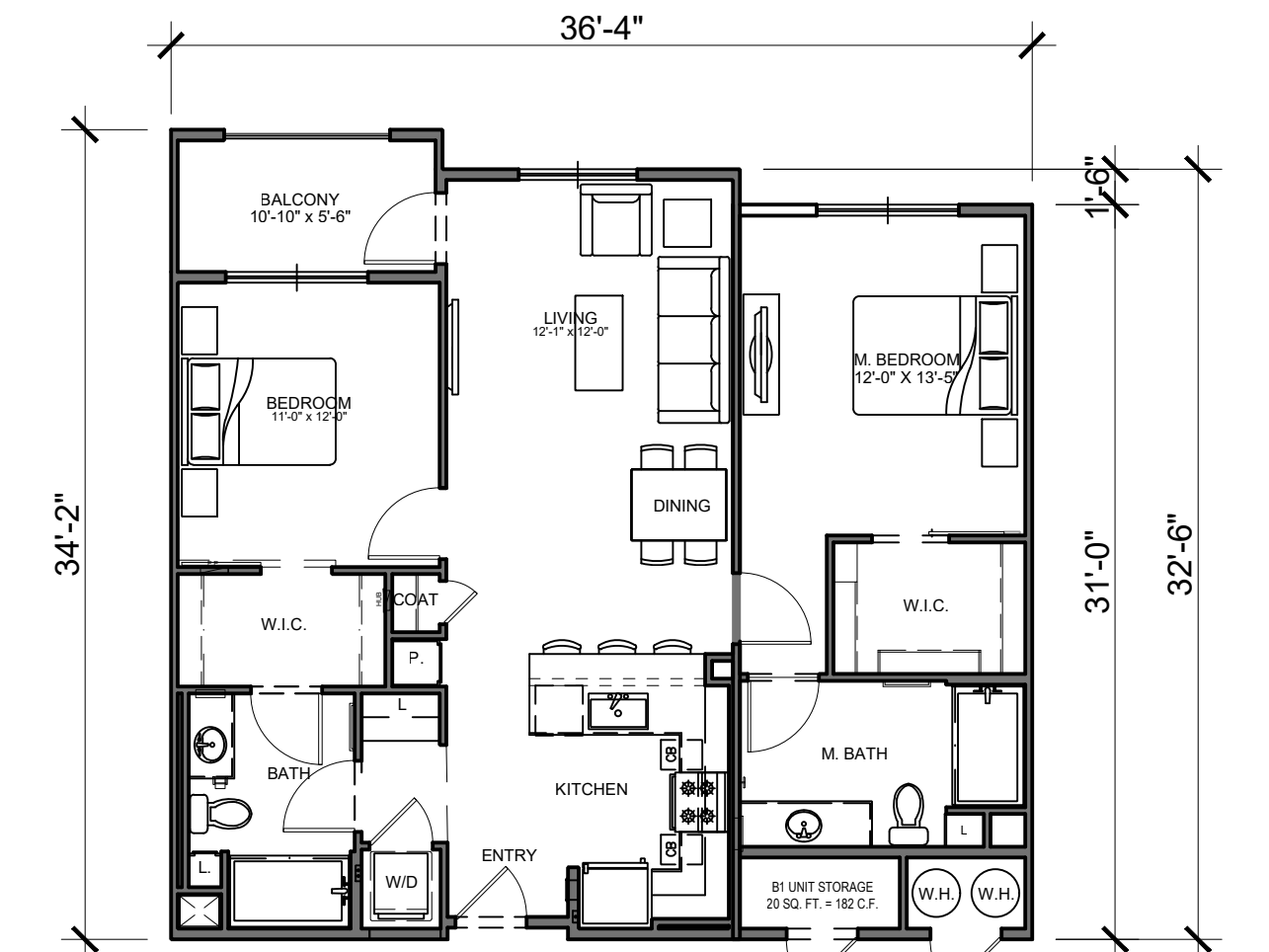
UNIT B1: 2BR / 2BA
LIVABLE AREA: 1052 SQ. FT.
BALCONY/PATIO: 56 SQ. FT.



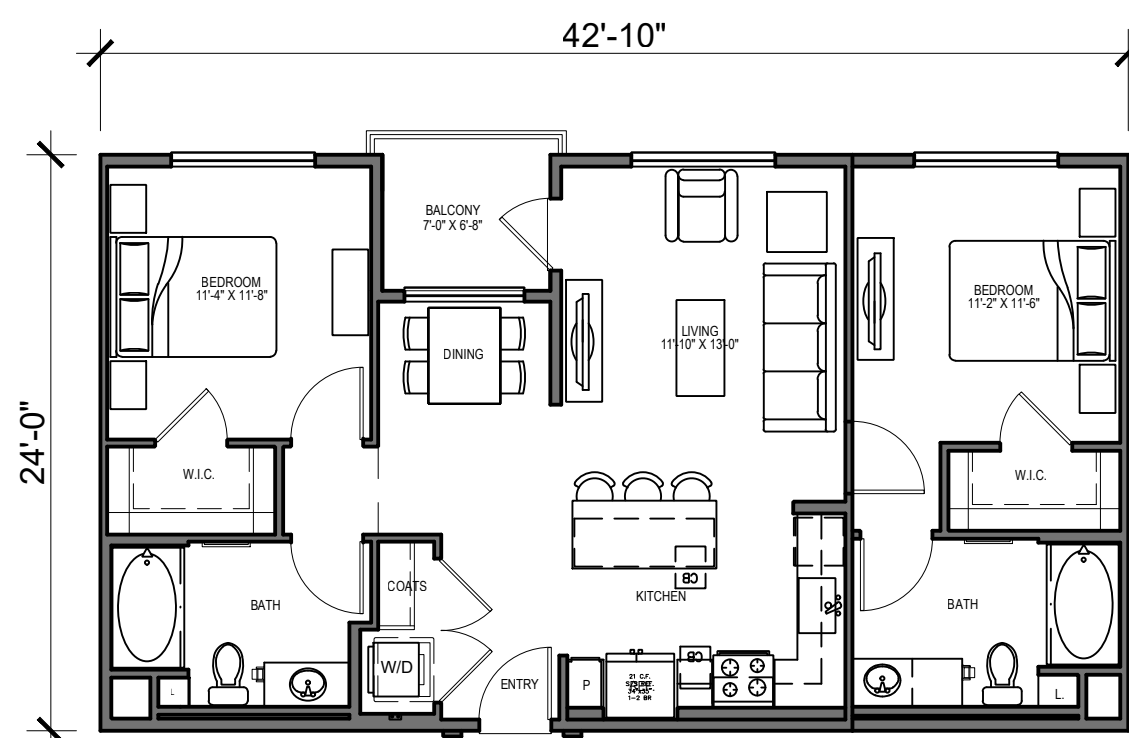
UNIT B1X: 2BR / 2BA
LIVABLE AREA: 1088 SQ. FT.
BALCONY/PATIO: 56 SQ. FT.



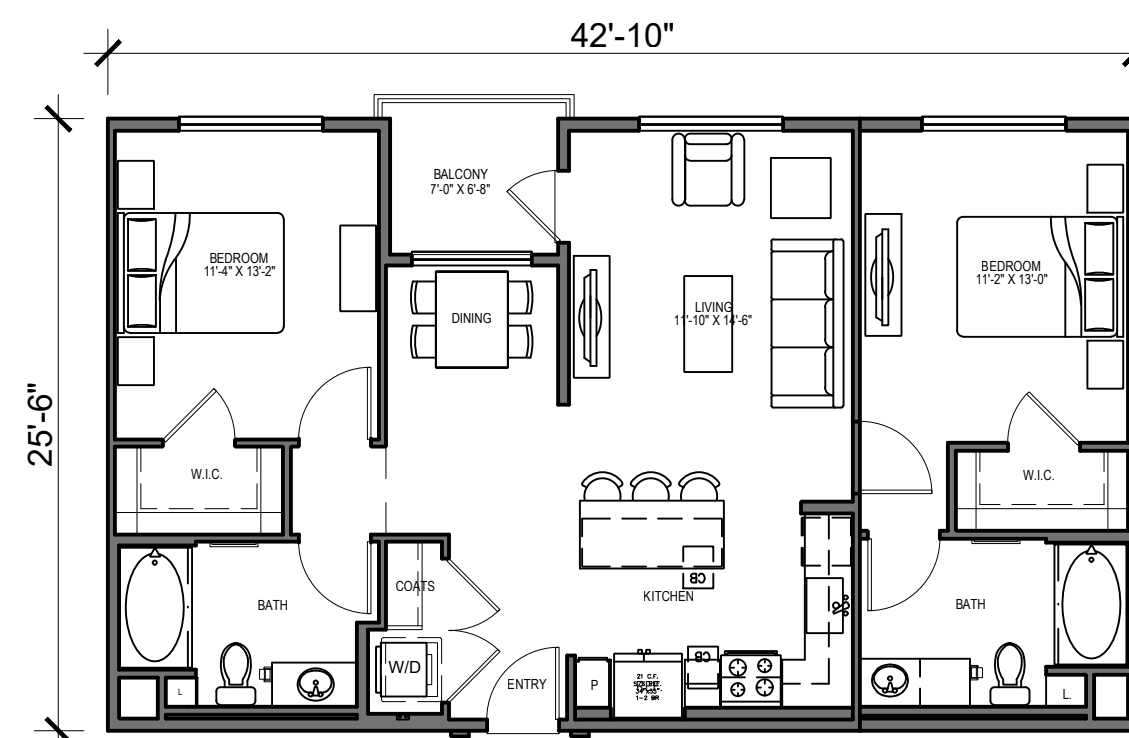
UNIT B2: 2BR / 2BA
LIVABLE AREA: 1030 SQ. FT.
PATIO/BALCONY: 56 SQ. FT.



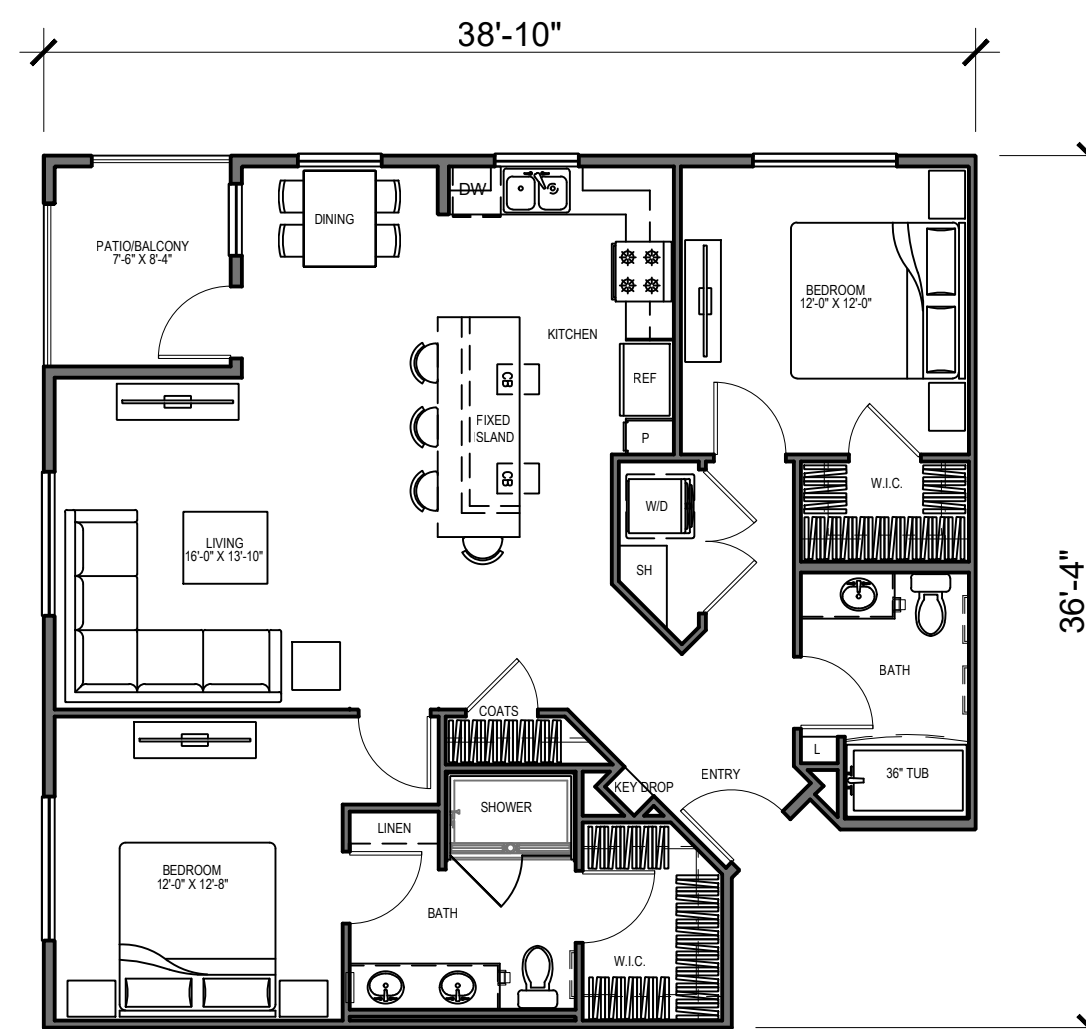
UNIT B3: 2BR / 2BA
LIVABLE AREA: 1069 SQ. FT.
PATIO/BALCONY: 60 SQ. FT.



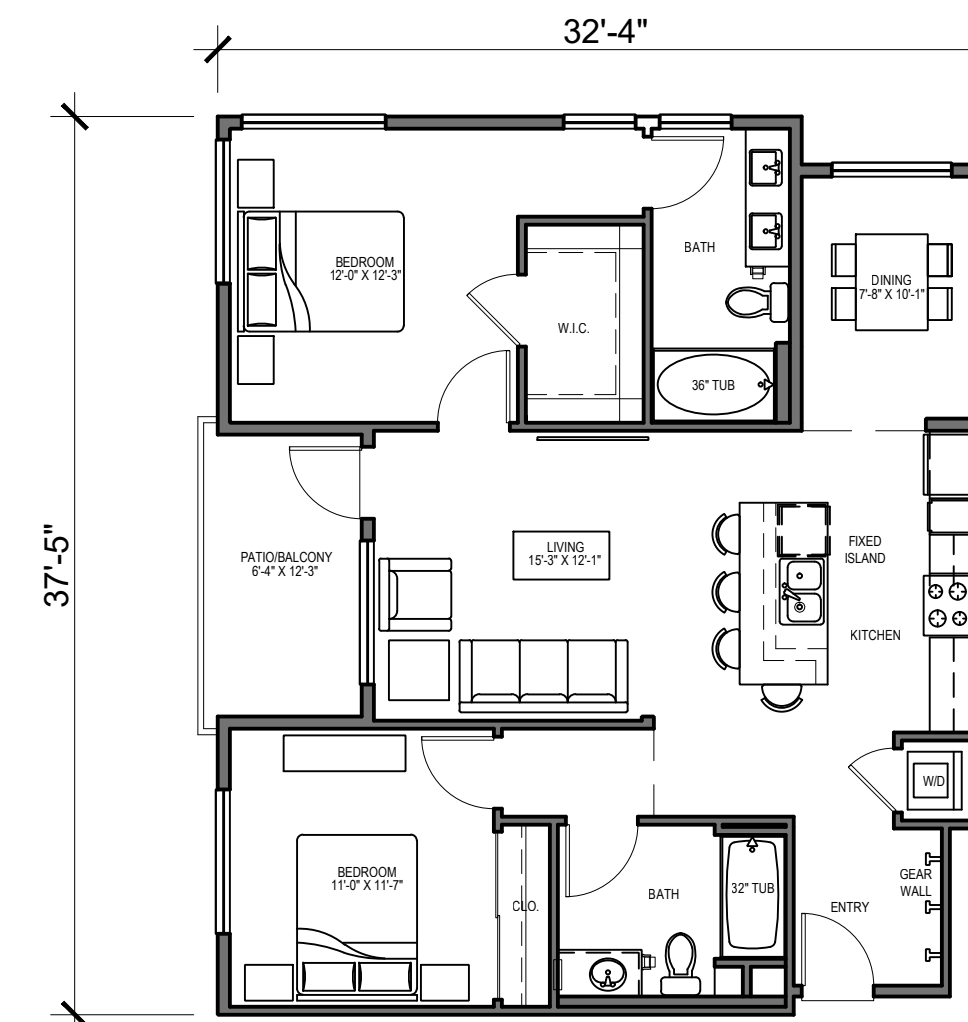
UNIT B4: 2BR / 2BA
LIVABLE AREA: 988 SQ. FT.
PATIO/BALCONY: 48 SQ. FT.



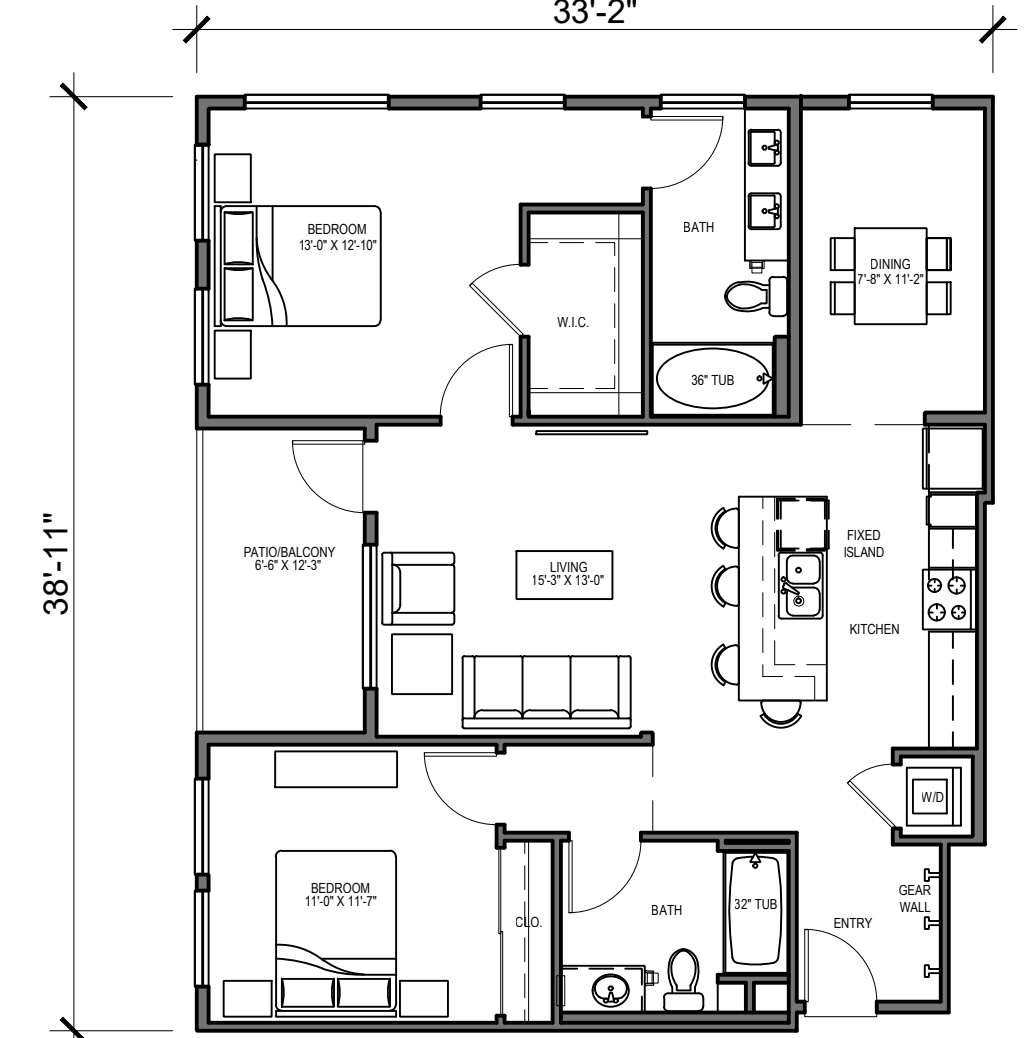
UNIT B4X: 2BR / 2BA
LIVABLE AREA: 1053 SQ. FT.
PATIO/BALCONY: 48 SQ. FT.



UNIT B5: 2 BD / 2 BA
LIVABLE AREA: 1259 SQ. FT.
PATIO / BALCONY AREA: 61 SQ. FT.



UNIT B6: 2 BD / 2 BA
LIVABLE AREA: 1100 SQ. FT.
PATIO / BALCONY AREA: 77 SQ. FT.



UNIT B6X: 2 BD / 2 BA
LIVABLE AREA: 1179 SQ. FT.
PATIO / BALCONY AREA: 89 SQ. FT.



901 MISSION AVENUE MIXED-USE

OCEANSIDE, CA

MIXED-USE BUILDING - UNIT PLANS



A3.0

1" = 8'
JOB NO. 2023-0939
DATE 06-17-2025

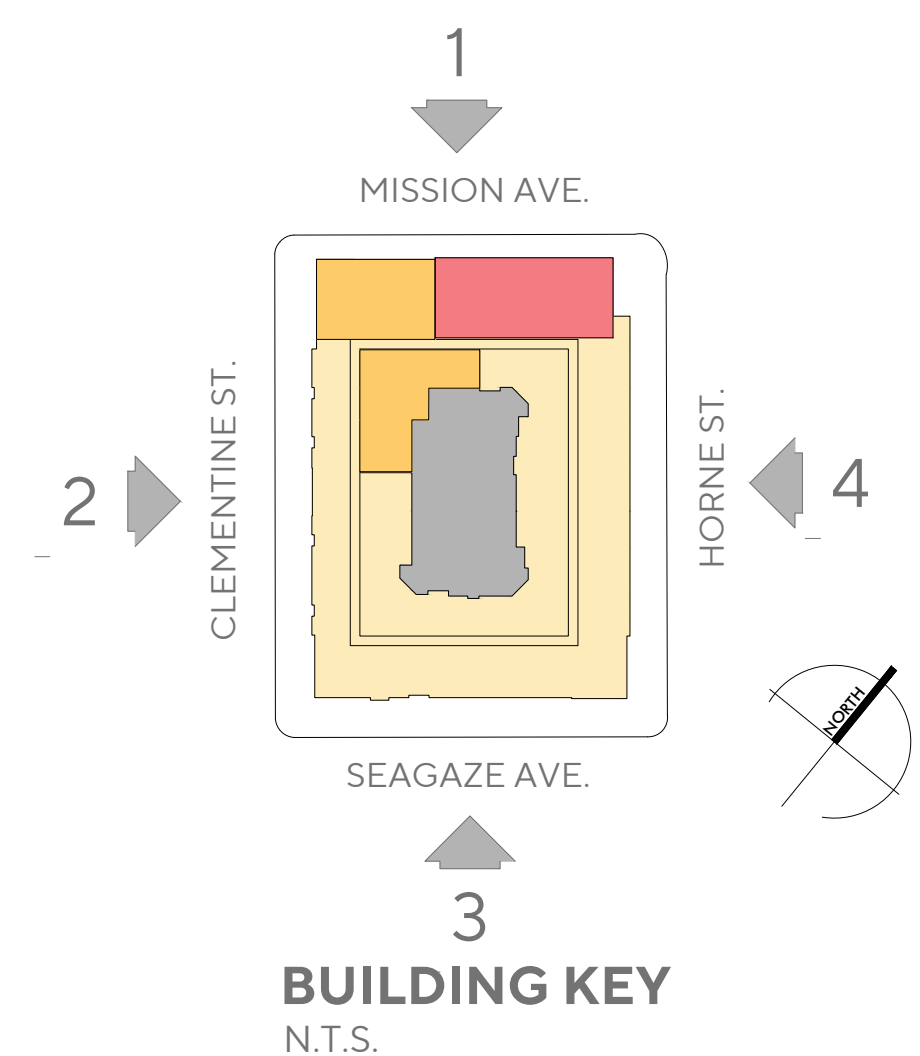




1 NORTH ELEVATION



2 WEST ELEVATION



901 MISSION AVENUE MIXED-USE

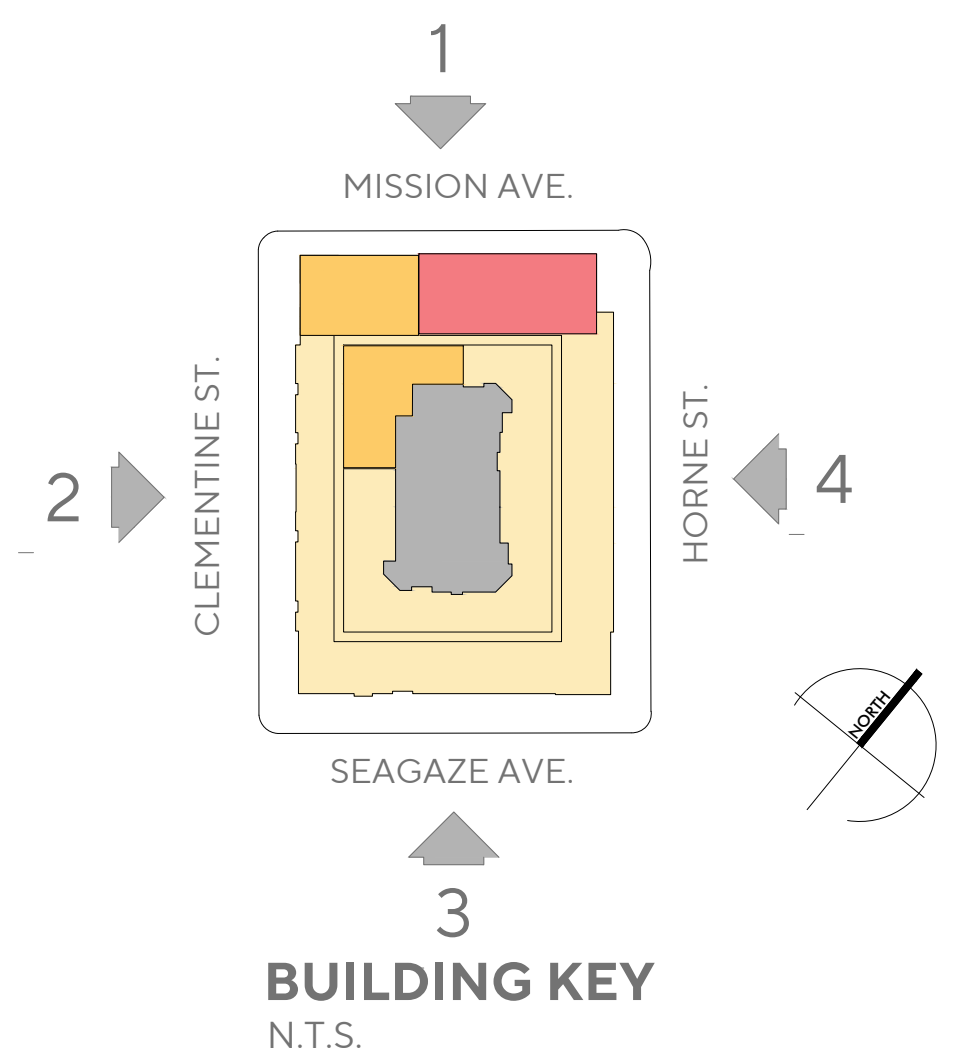
OCEANSIDE, CA

BUILDING ELEVATIONS



A4.0

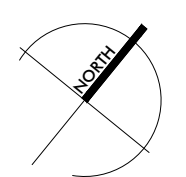
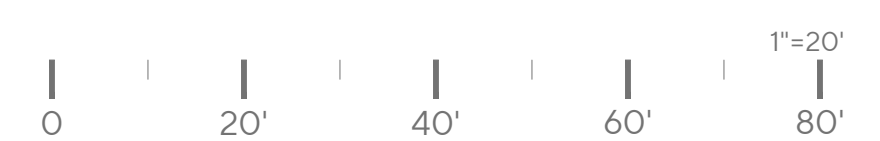
JOB NO. 2023-0939
DATE 06-17-2025



901 MISSION AVENUE MIXED-USE

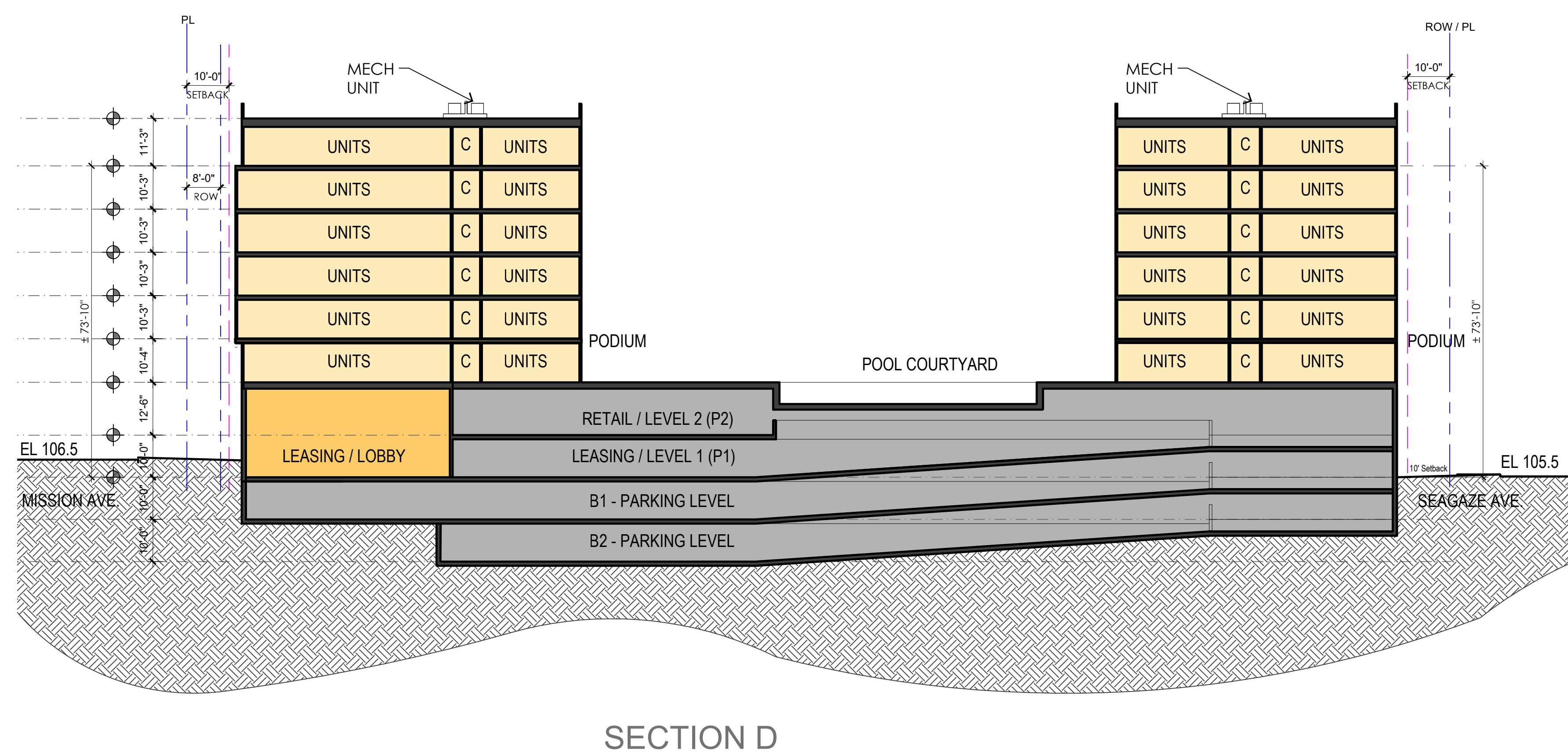
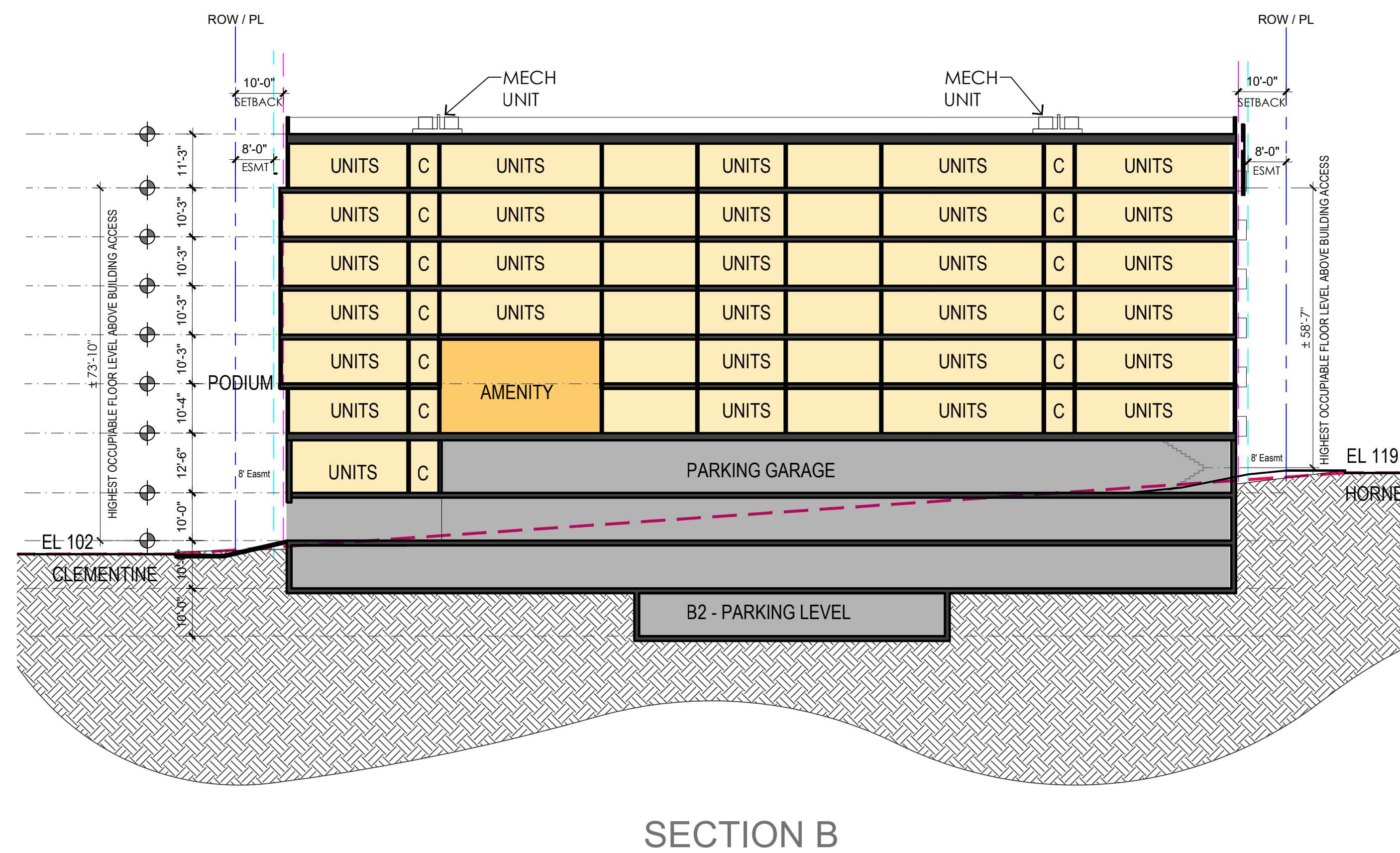
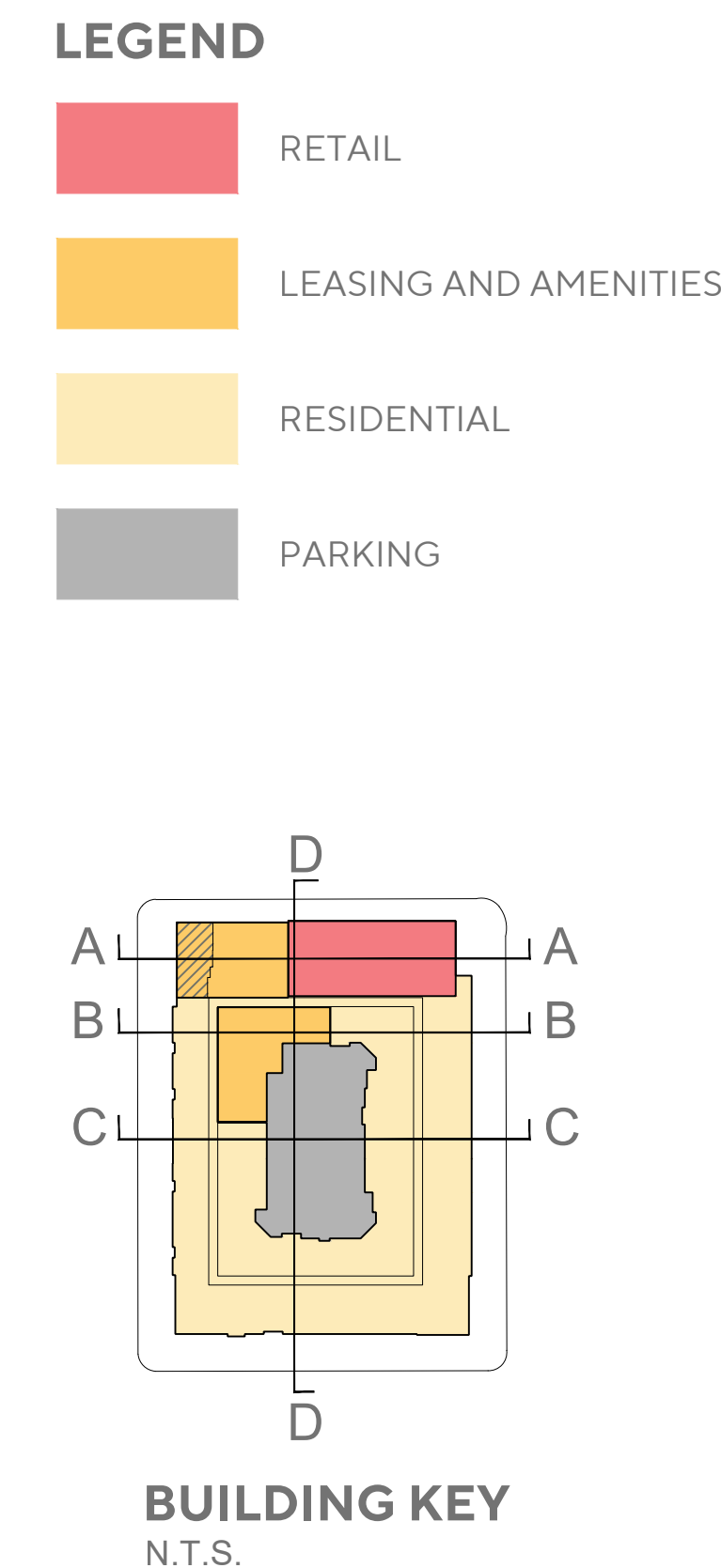
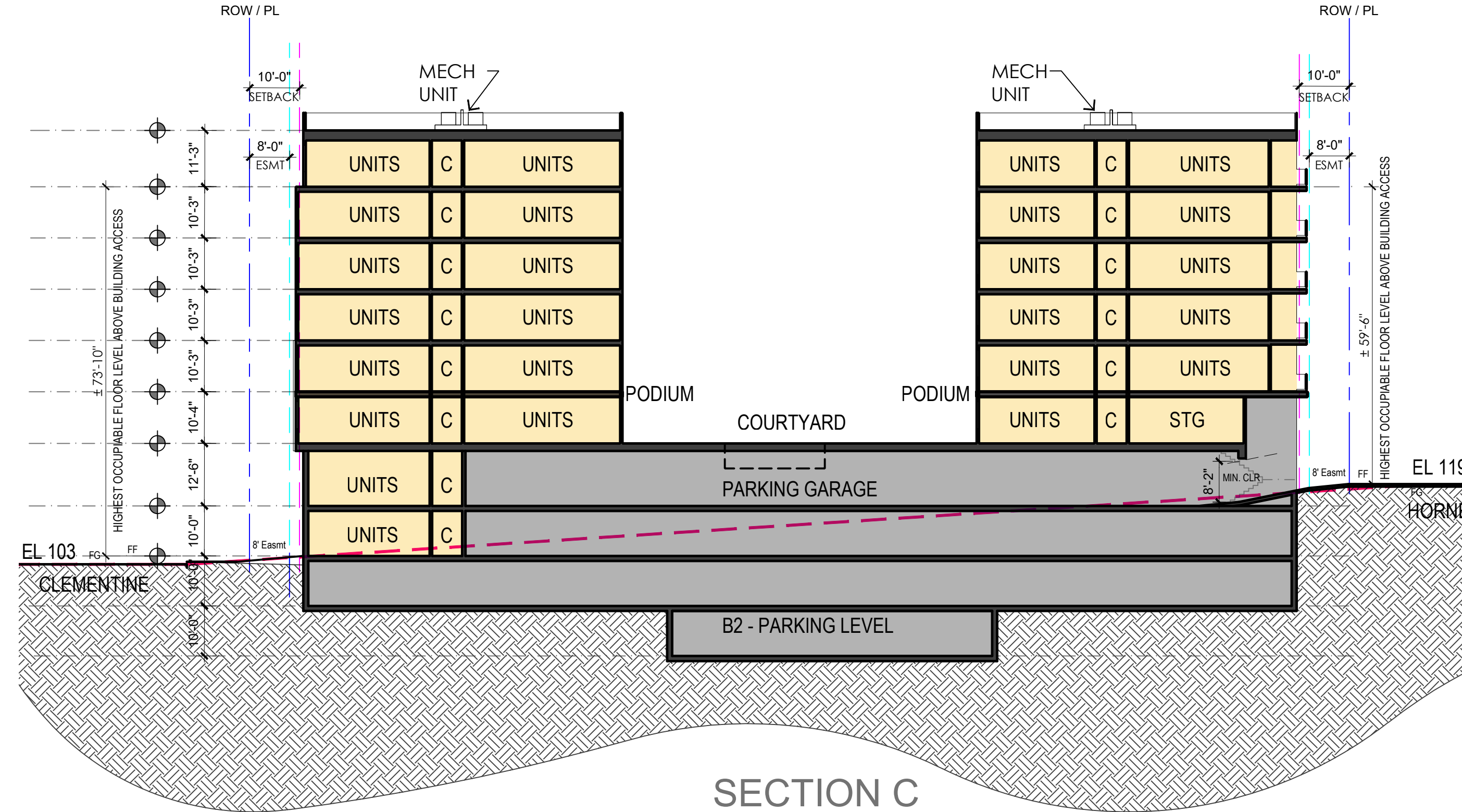
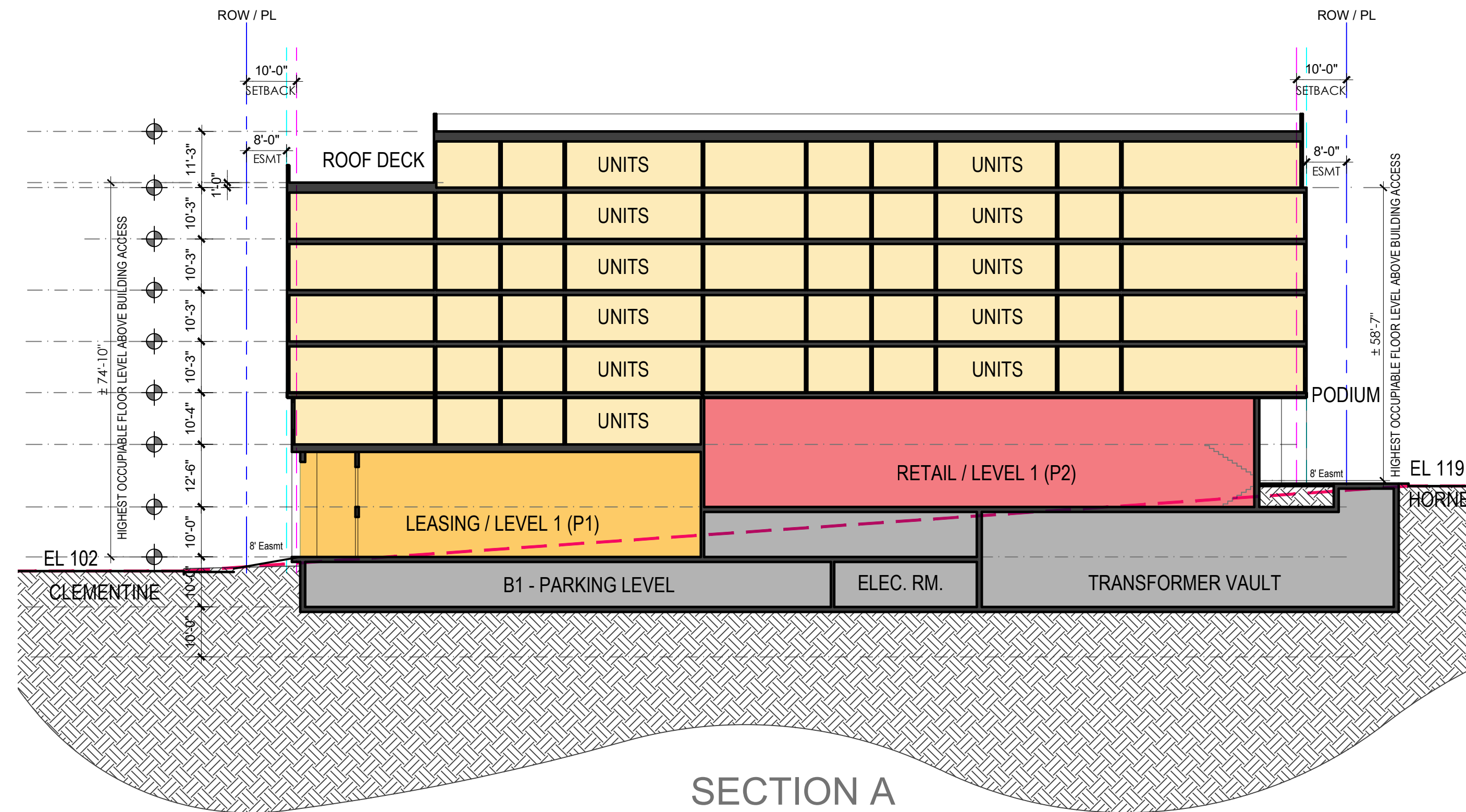
OCEANSIDE, CA

BUILDING ELEVATIONS



A4.1

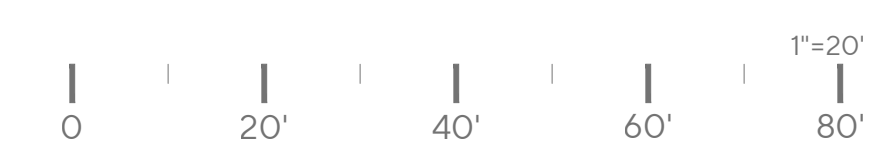
JOB NO. 2023-0939
DATE 06-17-2025



901 MISSION AVENUE MIXED-USE

OCEANSIDE, CA

MIXED-USE BUILDING
BUILDING SECTIONS



A5.0

JOB NO. 2023-0939
DATE 06-17-2025



WEST ELEVATION



1. PAINTED STUCCO
20/30 FINISH



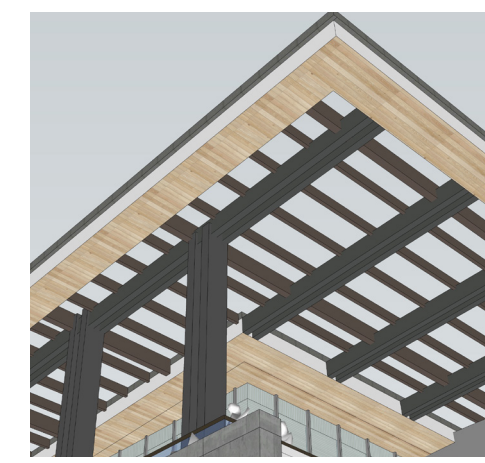
2. ALUMINUM
STOREFRONT



3. VINYL WINDOWS



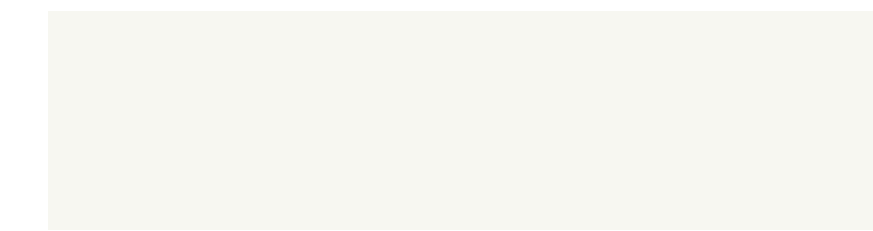
4. VINYL WINDOWS



5. ALUMINUM FAUX
WOOD PANELS



6. ALUMINUM FAUX
WOOD PANELS



A. SW 7757 HIGH REFLECTIVE
WHITE



B. SW 6250 USEFUL GRAY



C. SW 9163 TIN LIZZY



D. SW 7068 GRIZZLE GRAY



E. SW 7065 ARGOS



F. SW 7069 IRON ORE



G. 7051 ANALYTICAL GRAY



H. SW 7510 CHATEAU BROWN



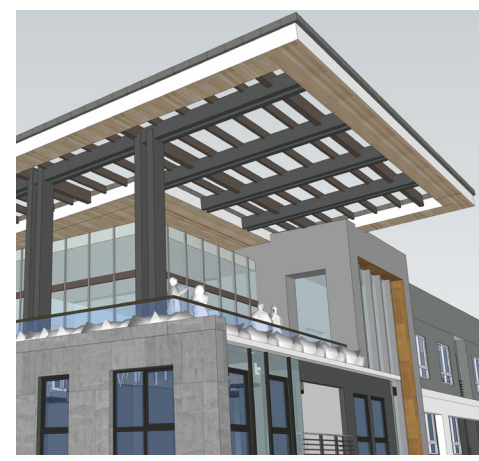
I. SW 7039 VIRTUAL TAUPE



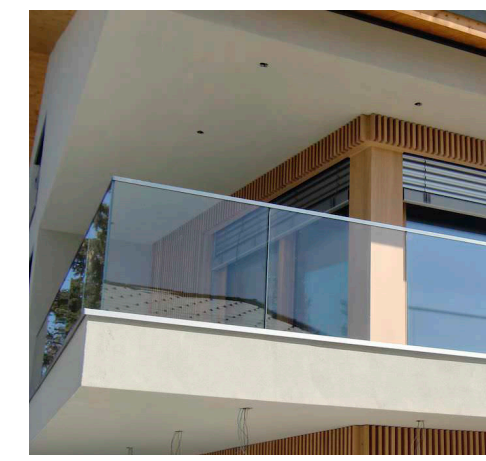
7. AWNINGS



8. DECORATIVE
OVERHANG



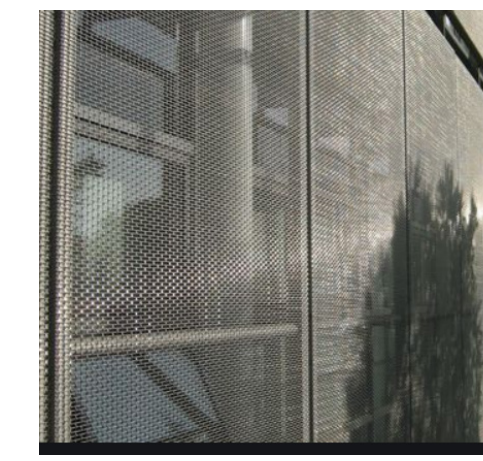
9. DECORATIVE
OVERHANG



10. GLASS RAILING



11. METAL RAILING



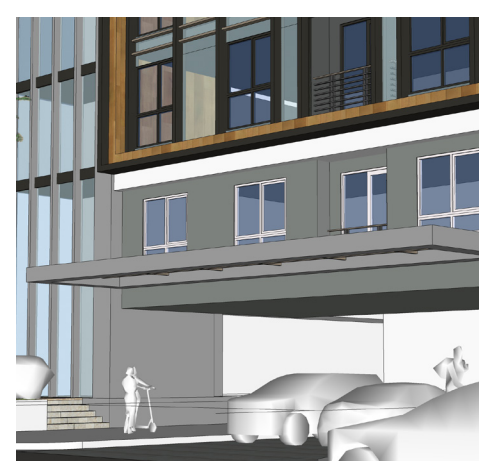
12. METAL MESH
PRIVACY SCREENS



13. METAL CANOPY



14. METAL CANOPY



15. METAL CANOPY



16. BOARD FORM
CONCRETE PLANKS



17. BOARD FORM
CONCRETE PANELS



901 MISSION AVENUE MIXED-USE

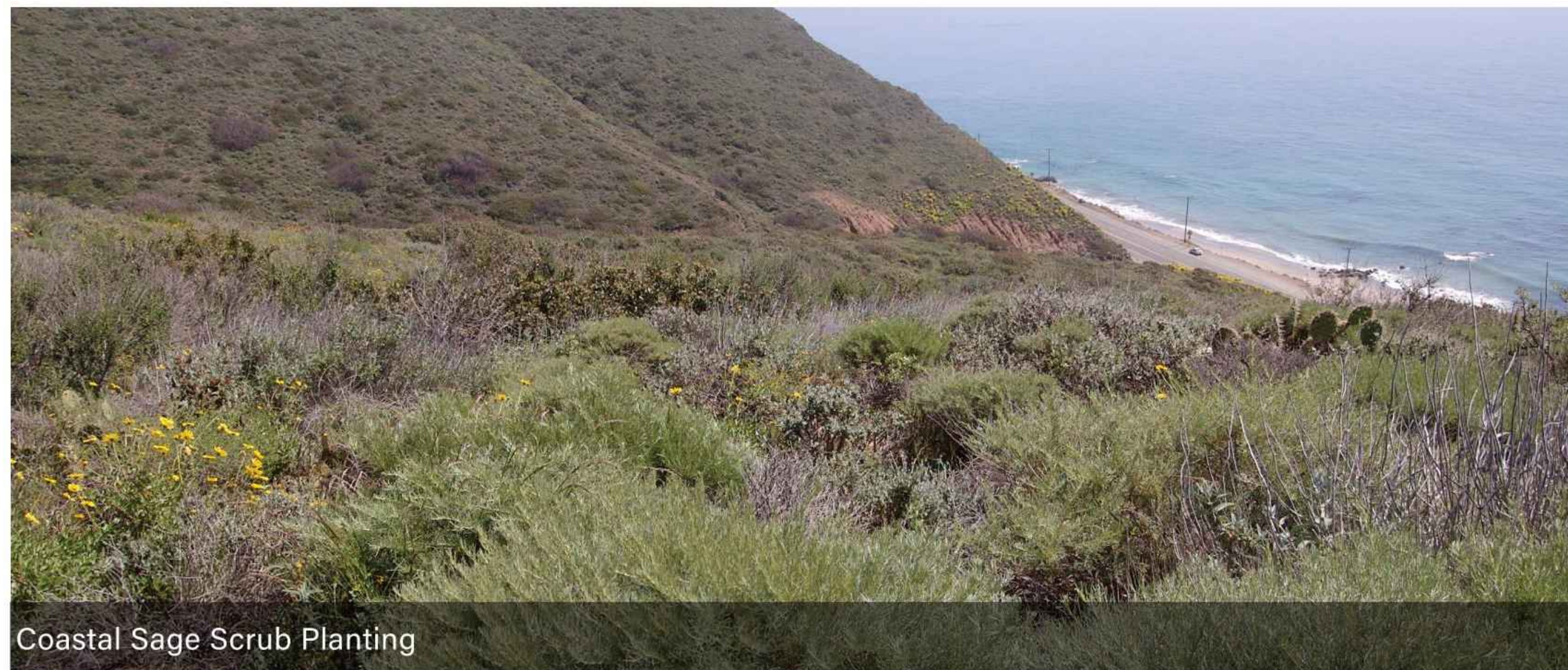
OCEANSIDE, CA

COLOR AND MATERIAL BOARD

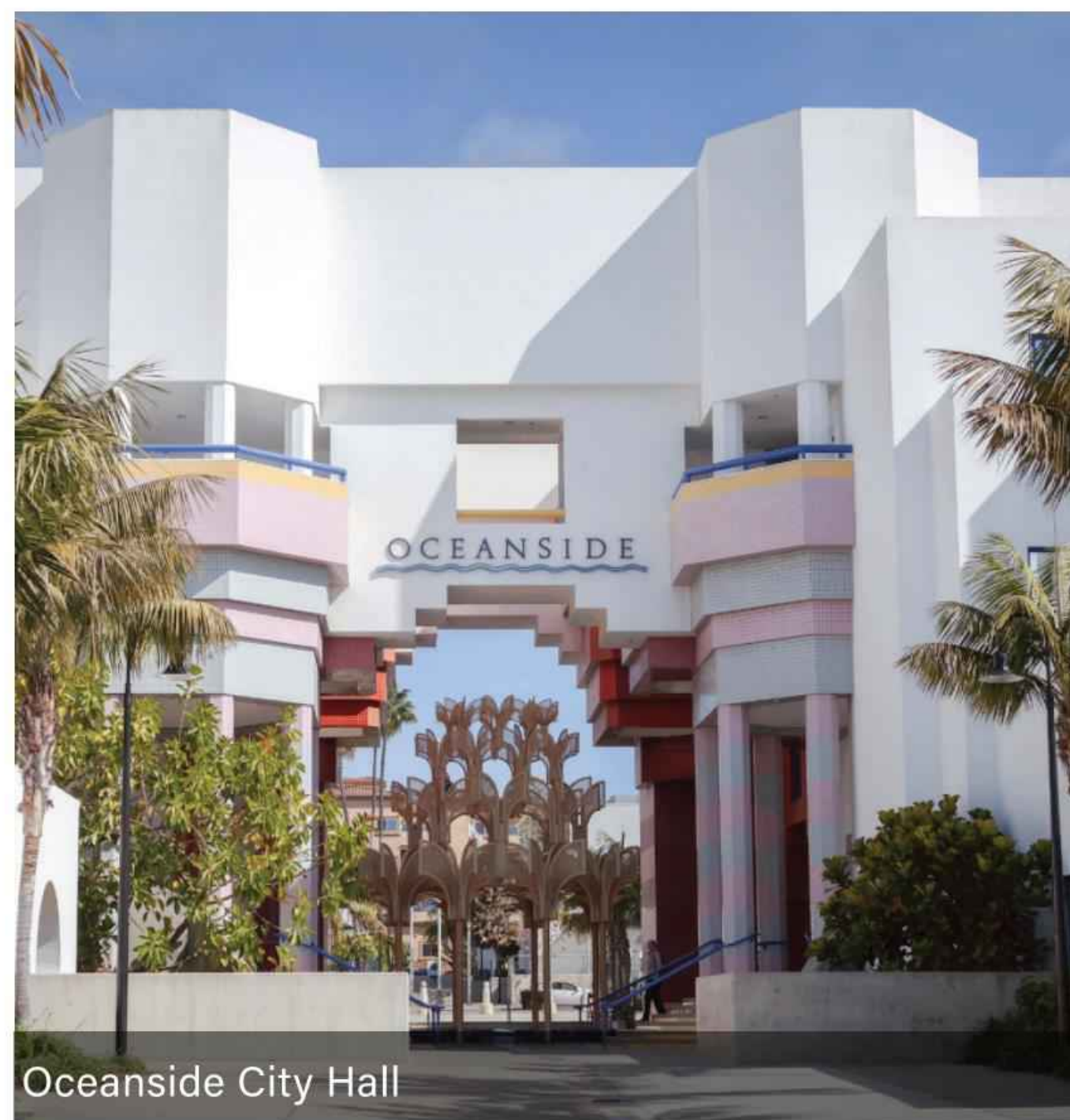


A6.0

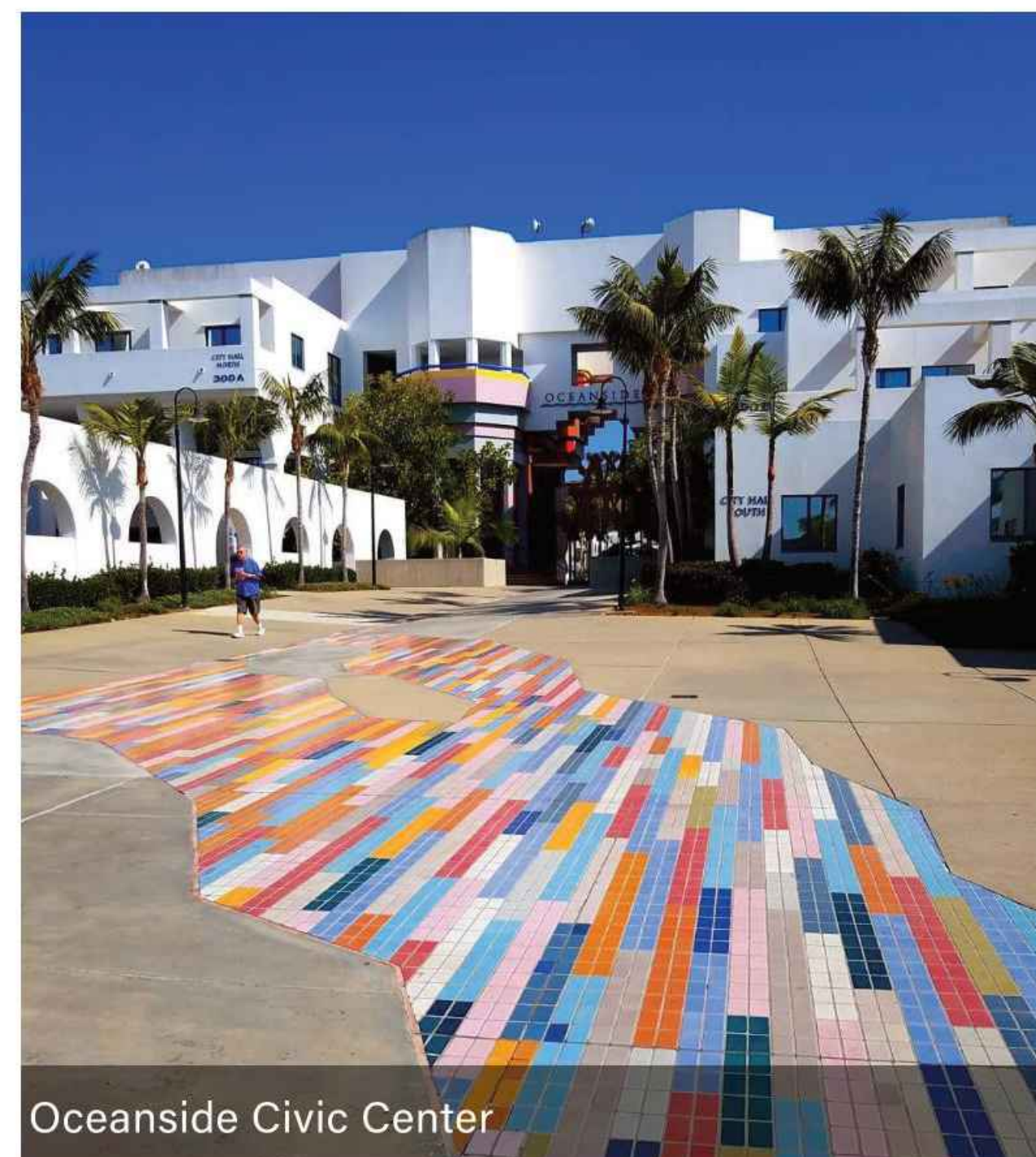
JOB NO. 2023-0939
DATE 06-17-2025



Coastal Sage Scrub Planting



Oceanside City Hall



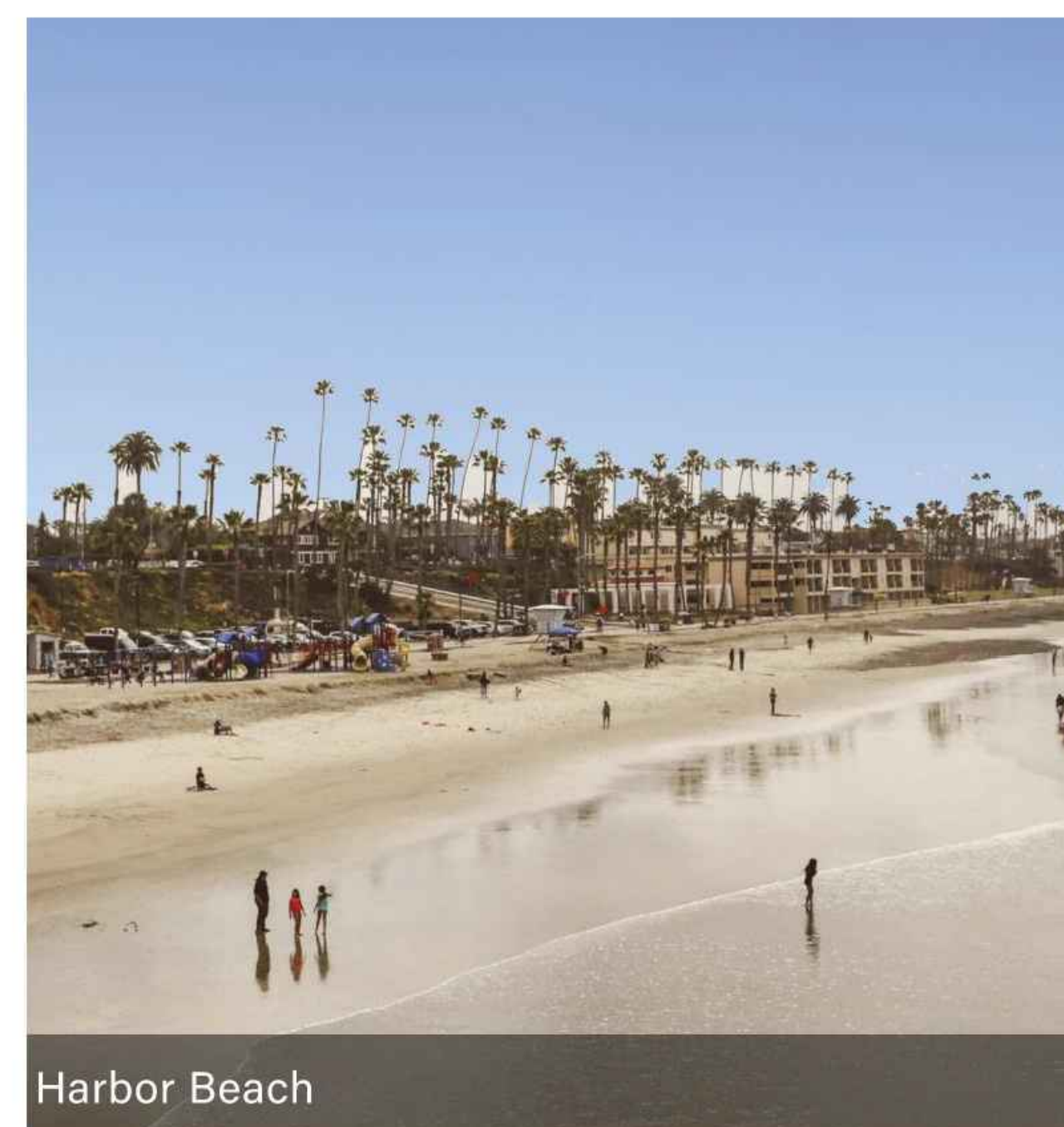
Oceanside Civic Center

HISTORIC CONTEXT

Oceanside grew up where the waves met the bluffs and freshwater creeks met the sea. San Luis Rey River, Loma Ala Creek, and Buena Vista Creek all find their way from the hills to the ocean by way of the City of Oceanside, creating a topography of canyons and mesas, and diverse range of associated ecosystems. These canyons, mesa, and creeks all give Oceanside its unique character it still has today - leaving remnants of the past waiting to be revealed. As the city grew in the early 20th century, the serene yet playful beach setting, in contrast to the historic gravitas of Spanish mission-style construction, inspired architecture such as Irving Gill's City Hall complex, giving a unique personality to the city's built environment.



Oceanside Pier 1904



Harbor Beach



Oceanside Public Library



901 MISSION AVENUE MIXED-USE

OCEANSIDE, CA

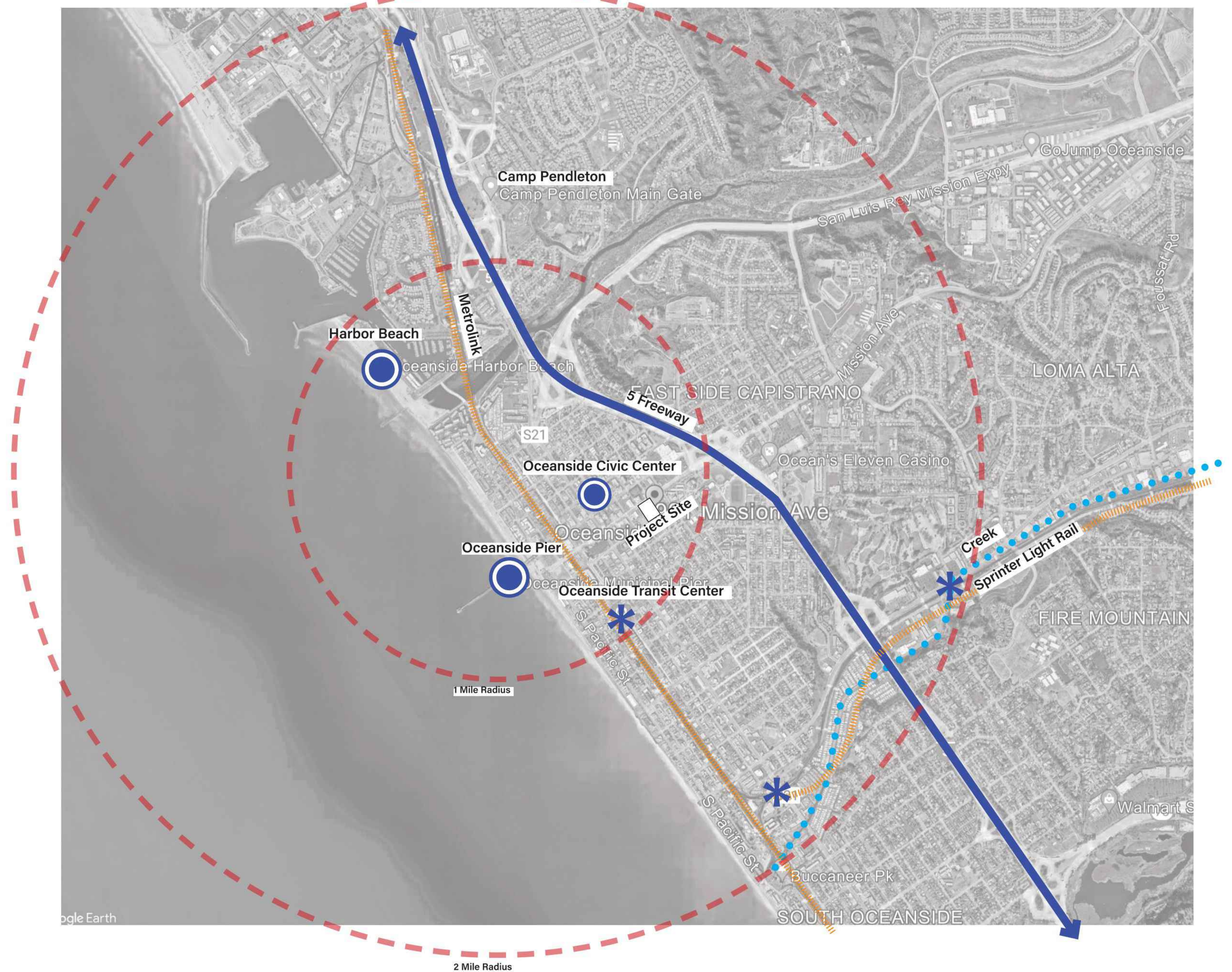
EPTDESIGN

HISTORIC CONTEXT



L0.1

DATE 06-19-2025



SITE CONTEXT

Recent decades in the development of the city have focused on increased connectivity for residents and visitors, as space has become an increasing commodity. The site currently sits about 0.5 miles of the Metrolink, close to the Oceanside Transit Center which connects all of LA, Orange, and San Diego county, among others. Interstate 5 is even closer, with Mission Blvd being an exit from the adjacent freeway. The project site lies only walking distance away from the Oceanside Civic Center, the cultural hub of the city, and is just over a mile away from the Loma Alta Creek. The creek is mostly channelized today, but has pockets of remaining habitat. On the wild canyon walls still remaining, coastal sage scrub provides a natural surrounding to the site and city overall.



901 MISSION AVENUE MIXED-USE

OCEANSIDE, CA

EPTDESIGN

SITE CONTEXT



L0.2

DATE 06-19-2025

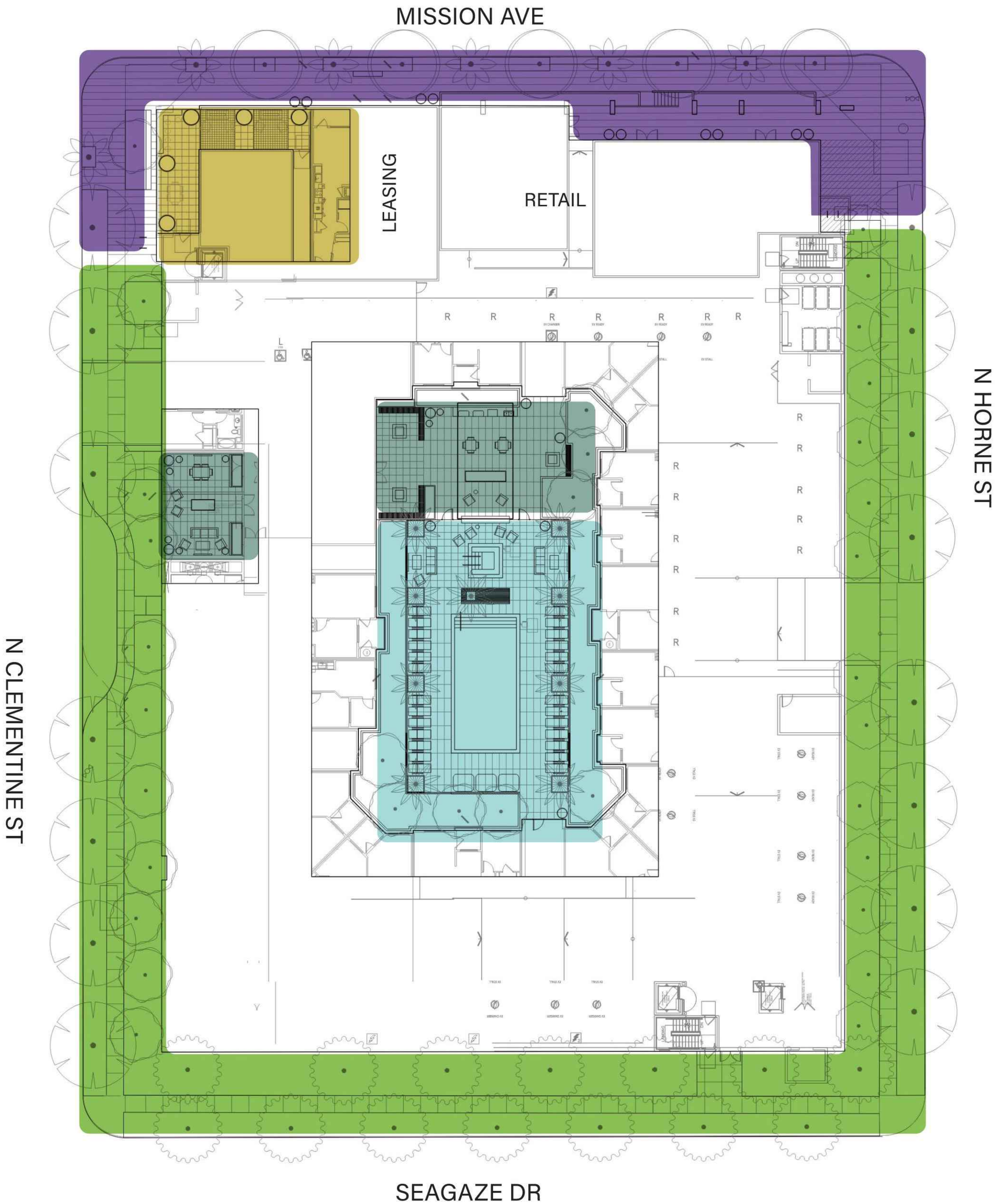
Legend

- Boardwalk**
Shaded Seating Areas
Enhanced Paving
Lobby/Retail Entry
- Garden Perimeter**
Tree Canopy
Screen Planting
- Bluffs** | Level 3
Amenity Spaces
Lounge Seating
BBQ Grill
Fire Pit
TV Lounge
- Lagoon** | Level 3
Pool Deck
TV Lounge
Chaise Lounge
- Pier** | Level 8
Lounge
Fire Pit
View to City

CONCEPT NARRATIVE

When someone thinks of the city of Oceanside, one word comes to mind: beach. However, the City of Oceanside is much more than that. It is a city that is constantly evolving and adapting to modern times by increasing accessibility and making the city livable while holding onto its natural and cultural roots.

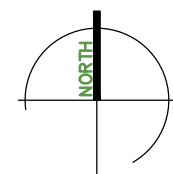
This project will encompass a little piece of everything Oceanside has to offer. A small fragment of this growing city, this project builds an urban experience amongst a contextual coastal setting. From enjoying the Pier, to bathing in the sun in the Lagoon, or relaxing at the Bluffs, this projects aims to create an enhance livable experience for the residents of Oceanside.



901 MISSION AVENUE MIXED-USE

OCEANSIDE, CA

EPTDESIGN



CONCEPT DIAGRAM

0 16' 32' 48' 64' 1"=16'



L0.3

DATE 06-19-2025

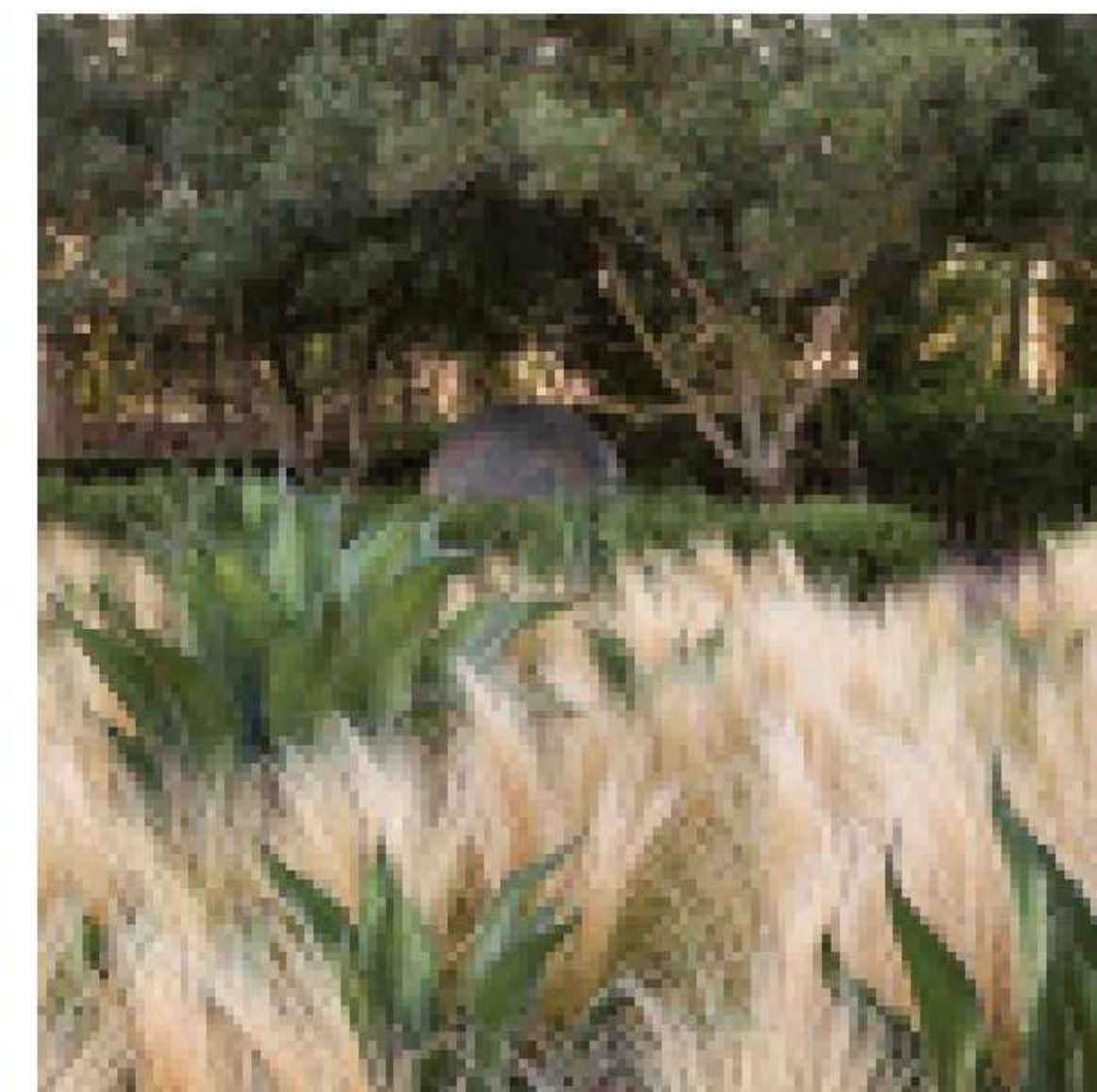
Boardwalk

Shaded Seating Areas
Enhanced Paving
Lobby/Retail Entry



Garden Perimeter

Tree Canopy
Screen Planting



Bluffs

Amenity Spaces
Lounge Seating
BBQ Grill
Fire Pit
TV Lounge



901 MISSION AVENUE MIXED-USE

OCEANSIDE, CA

EPTDESIGN

CHARACTER IMAGERY



L0.4

DATE 06-19-2025

Lagoon

- Pool Deck
- TV Lounge
- Chaise Lounge



Pier

- Lounge
- Fire Pit
- View to City



901 MISSION AVENUE MIXED-USE

OCEANSIDE, CA

EPTDESIGN

CHARACTER IMAGERY



L0.5

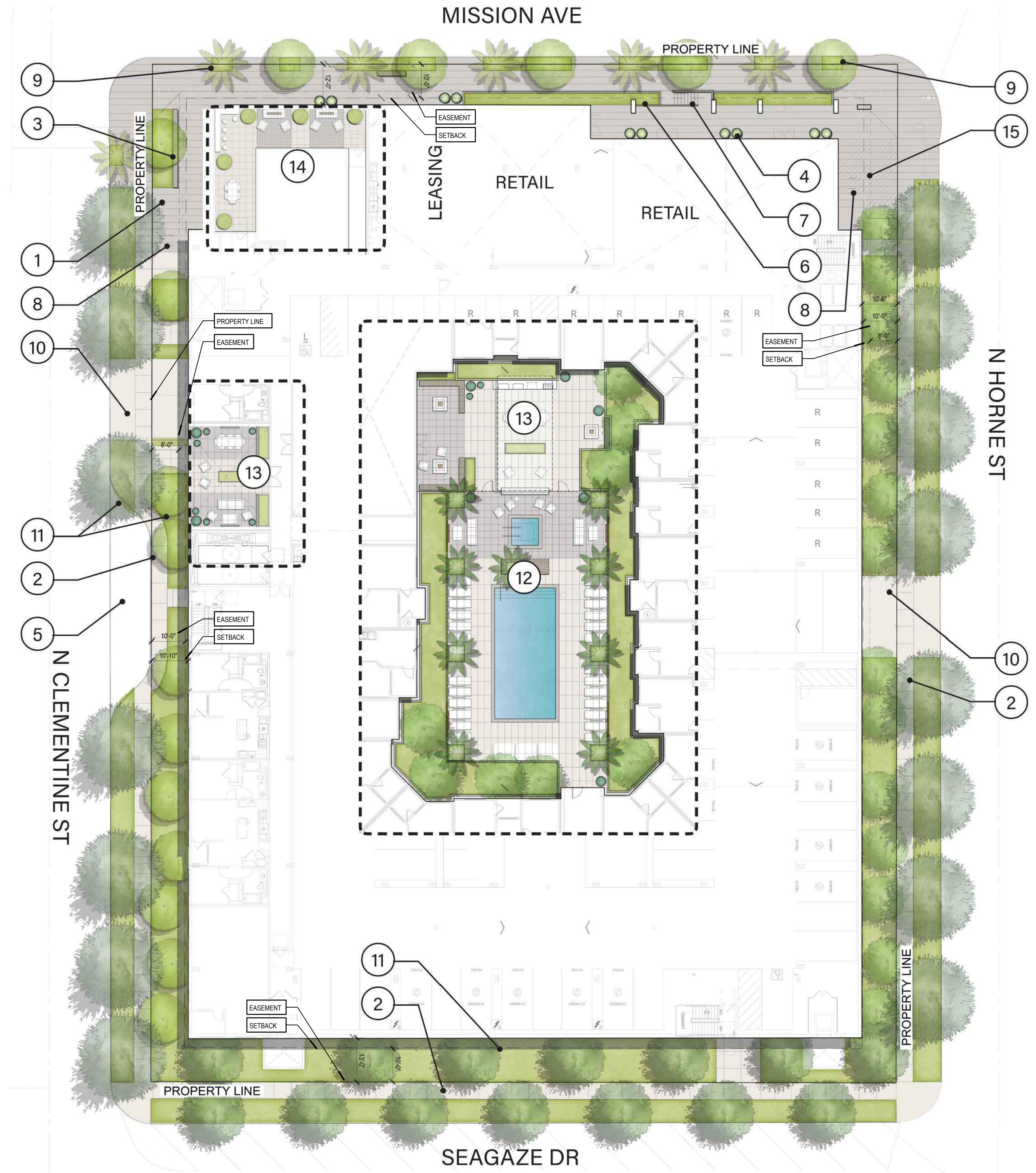
DATE 06-19-2025

Legend

- 1 Enhance Concrete Paving
- 2 Concrete Paving
- 3 Concrete Seat Wall
- 4 Pot, typ.
- 5 Waste/Move-In Truck Staging
- 6 Retaining Wall
- 7 Concrete Steps with Handrails
- 8 Bike Rack, typ.
- 9 Tree Well, typ.
- 10 Driveway
- 11 Garden Perimeter
- 12 Lagoon (Level 3)
- 13 Bluffs (Level 3)
- 14 Pier (Roof Level)
- 15 Furniture to be provided by Tenant

GRADING AND DRAINAGE NOTE: REFER TO CIVIL'S PRELIMINARY GRADING AND DEVELOPMENT PLAN FOR GRADES AND DRAINAGE INFORMATION.

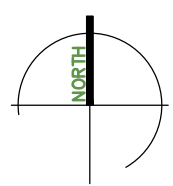
PEDESTRIAN PAVING NOTE: ALL PEDESTRIAN PAVING (BOTH DECORATIVE AND STANDARD) SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE AMERICAN DISABILITY ACT.



901 MISSION AVENUE MIXED-USE

OCEANSIDE, CA

EPTDESIGN



OVERALL SITE PLAN



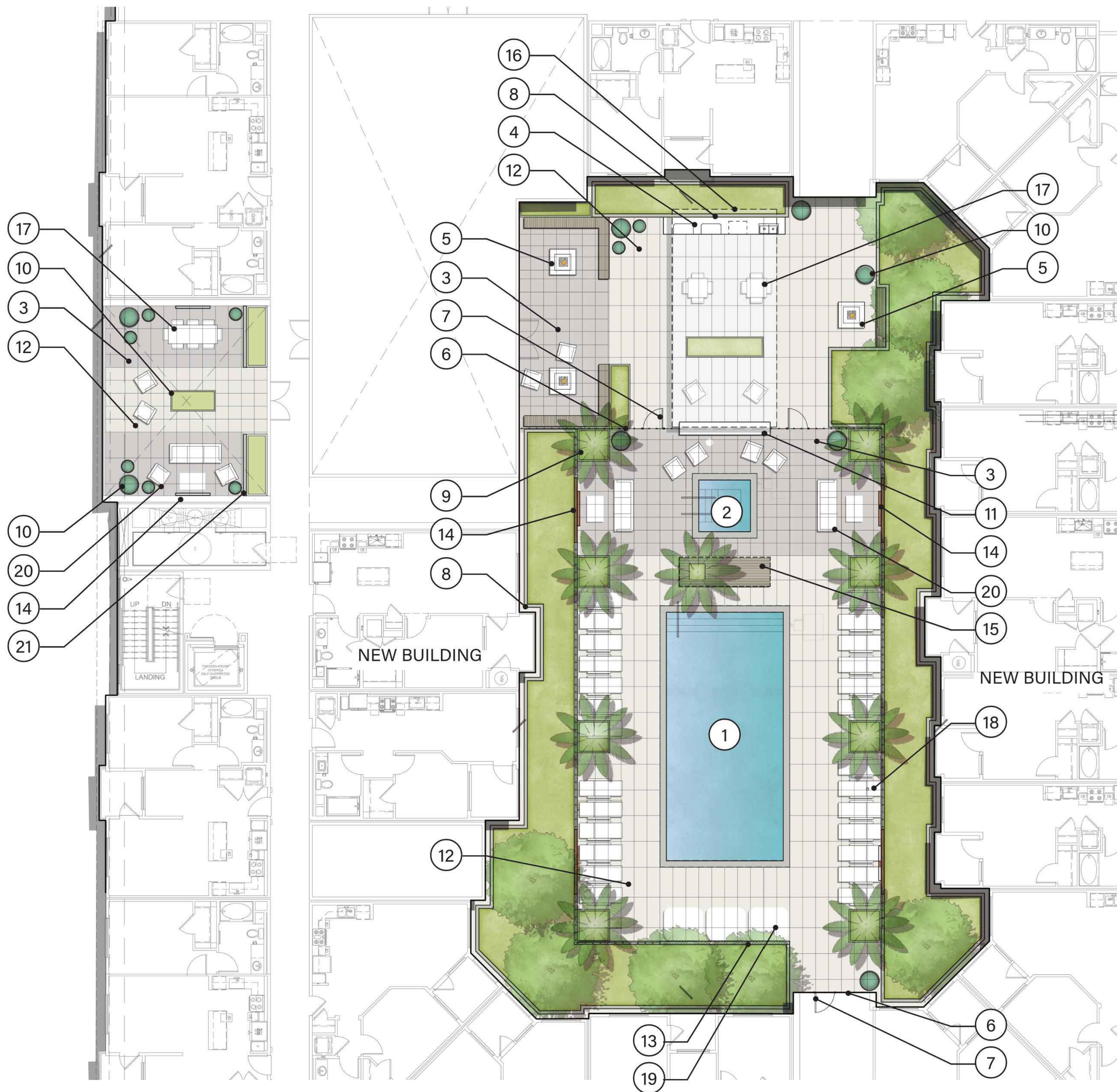
L1.0

DATE 06-19-2025

Legend

- 1 Pool
- 2 Spa
- 3 Enhanced Concrete Paving
- 4 BBQ Grill and Countertop
- 5 Firepit with Built-In Seating
- 6 Pool Security Fence
- 7 Pool Security Gate
- 8 Raised Planter Wall, typ.
- 9 Palm Tree Planter Pot, typ.
- 10 Pot, typ.
- 11 Double-Sided Fireplace
- 12 Concrete Paving
- 13 Tile Feature Wall
- 14 TV Wall
- 15 Wood Platform Bench
- 16 Trellis Structure
- 17 Dining Table, typ.
- 18 Chaise Lounge, typ.
- 19 Day Bed, typ.
- 20 Lounge Furniture, typ.
- 21 Decorative Screen

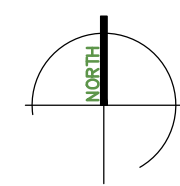
NOTE: ALL PEDESTRIAN PAVING (BOTH DECORATIVE AND STANDARD) SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE AMERICAN DISABILITY ACT.



901 MISSION AVENUE MIXED-USE

OCEANSIDE, CA

EPTDESIGN



POOL COURTYARD
ENLARGEMENT PLAN

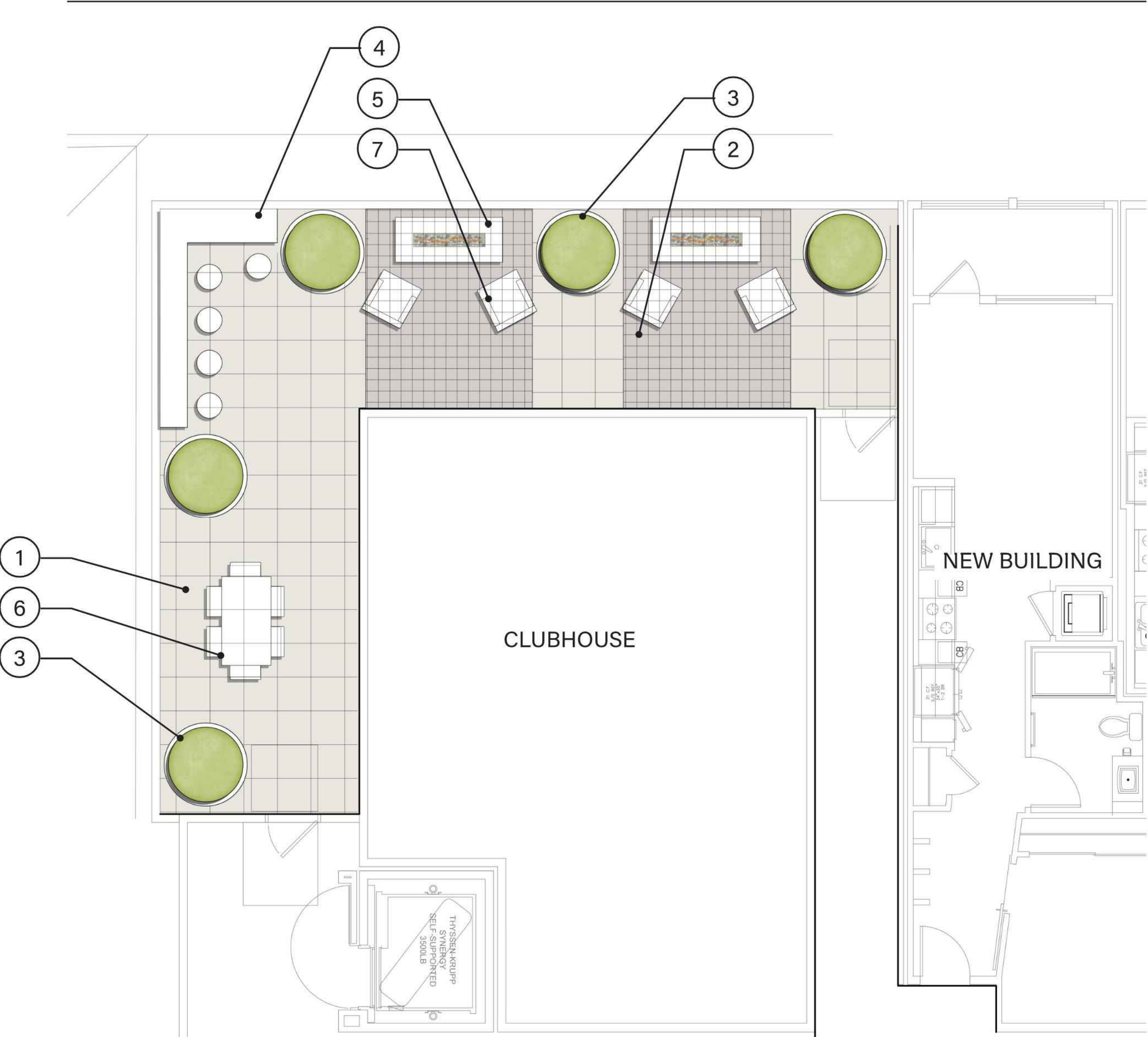


L1.1

DATE 06-19-2025

Legend

- ① Pedestal Pavers
- ② Decorative Tile Pavers
- ③ Large Pot
- ④ Countertop with Seating
- ⑤ Fire Pit, typ.
- ⑥ Dining Table, typ.
- ⑦ Lounge Furniture, typ.



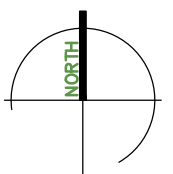
NOTE: ALL PEDESTRIAN PAVING (BOTH DECORATIVE AND STANDARD) SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE AMERICAN DISABILITY ACT.



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OCEANSIDE, CA

EPTDESIGN



ROOF DECK
ENLARGEMENT PLAN

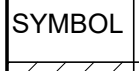
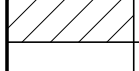
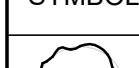
0 4' 8' 12' 16' 1"=4'



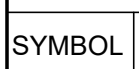
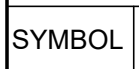
L1.2

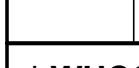
DATE 06-19-2025

PLANTING LEGEND: Trees (Ground Level)				
SYMBOL	NAME	SIZE	WUCOLS WATER REQ.*	QTY
	ARBUTUS 'MARINA' MARINA STRAWBERRY TREE	24" BOX	LOW	10
	KOELREUTERIA BIPINNATA CHINESE FLAME TREE	36" BOX	MED	5
	LAGERSTROEMIA INDICA 'NATCHEZ' NATCHEZ CRAPE MYRTLE	36" BOX	MED	14
	PISTACIA CHINENSIS CHINESE PISTACHE KEITH DAVEY	36" BOX	MED	15
	PODOCARPUS GRACILIOR AFRICAN FERN PINE	36" BOX	MED	14
	WASHINGTONIA FILIFERA CALIFORNIA FAN PALM	25" BTH	MED	6
	EXISTING TREE TO BE REMOVED SEE SHEET L3.2 FOR TREE SURVEY MAP	-	-	6

PLANTING LEGEND: Shrub (Ground Level)				
SYMBOL	NAME	SIZE	WUCOLS WATER REQ.*	
	AGAVE ATTENUATA 'NOVA' NOVA AGAVE	5 GAL@ 24" O.C.	LOW	
	AGAVE AM. VAR. 'MEDIO-PICTA ALBA' WHITE-STRIPED CENTURY PLANT	15 GAL@ 36" O.C.	LOW	
	CARISSA M. 'GREEN CARPET' LOW GROWING NATAL PLUM	5 GAL@ 30" O.C.	LOW	
	DIETES GRANDIFLORA 'VARIEGATA' STRIPED FORTNIGHT LILY	5 GAL@ 24" O.C.	LOW	
	ELAEAGNUS PUNGENS SILVERBERRY	5 GAL@ 36" O.C.	LOW	
	ENCELIA CALIFORNICA COAST SUNFLOWER	1 GAL@ 24" O.C.	LOW	
	LOMANDRA LONGIFOLIA 'BREEZE' DWARF MAT RUSH	5 GAL@ 30" O.C.	LOW	
	PITTOSPORUM CRASSIFOLIUM 'COMPACTUM'	5 GAL@ 36" O.C.	MED	
	SALVIA 'ALLEN CHICKERING' ALLEN CHICKERING SAGE	5 GAL@ 36" O.C.	LOW	
	SALVIA GREGGII AUTUMN SAGE	1 GAL@ 36" O.C.	LOW	
	WESTRINGIA FRUTICOSA 'MUNDT' LOW COAST ROSEMARY	5 GAL@ 36" O.C.	LOW	
	WESTRINGIA 'WYNYABBIE GEM' COAST ROSEMARY	5 GAL@ 36" O.C.	LOW	
	YUCCA WHIPPLEI CHAPARRAL YUCCA	5 GAL@ 30" O.C.	LOW	

PLANTING LEGEND: Trees (Level 3)				
SYMBOL	NAME	SIZE	WUCOLS WATER REQ.*	QTY
	ARBUTUS 'MARINA' MARINA STRAWBERRY TREE	36" BOX	LOW	8
	PHOENIX DACTYLIFERA DATE PALM	25" BTH	LOW	9

PLANTING LEGEND: Shrub (Level 3)				
SYMBOL	NAME	SIZE	WUCOLS WATER REQ.*	
	ACACIA COGNATA 'COUSIN ITT' COUSIN ITT ACACIA	5 GAL@ 48" O.C.	LOW	
	AGAVE ATTENUATA 'NOVA' NOVA AGAVE	5 GAL@ 48" O.C.	LOW	
	AEONIUM 'MINT SAUCER' GREEN AEONIUM	1 GAL@ 12" O.C.	LOW	
	CAREX TUMULICOLA BARKELEY SEDGE	1 GAL@ 24" O.C.	LOW	
	DIANELLA 'CASSA BLUE' BLUE FLAX LILY	5 GAL@ 24" O.C.	LOW	
	DIETES GRANDIFLORA 'VARIEGATA' STRIPED FORTNIGHT LILY	5 GAL@ 24" O.C.	LOW	
	LOMANDRA LONGIFOLIA 'BREEZE' DWARF MAT RUSH	5 GAL@ 30" O.C.	LOW	
	OLEA EUROPAEA 'MONTRA' LITTLE OLEA	5 GAL@ 36" O.C.	LOW	
	PHILODENDRON 'XANADU' XANADU PHILODENDRON	5 GAL@ 48" O.C.	MED	
	PITTOSPORUM CRASSIFOLIUM 'COMPACTUM'	5 GAL@ 36" O.C.	MED	
	RUSSELLIA EQUISETIFORMIS CORAL FOUNTAIN	5 GAL@ 36" O.C.	MED	
	SENECIO MANDRALISCAE BLUE CHALKSTICKS	1 GAL@ 24" O.C.	LOW	

PLANTING LEGEND: Shrub (Rooftop)				
SYMBOL	NAME	SIZE	WUCOLS WATER REQ.*	
	CAREX TUMULICOLA BARKELEY SEDGE	1 GAL@ 24" O.C.	LOW	
	CHONDROPETALUM TECTORUM CAPE REED	5 GAL@ 30" O.C.	LOW	
	KALANCHOE BEHARENSIS VALVET ELEPHANT EAR	5 GAL@ 36" O.C.	LOW	
	SENECIO MANDRALISCAE BLUE CHALKSTICKS	1 GAL@ 24" O.C.	LOW	

*** WUCOLS WATER REQUIRMENT**
WATER REQUIREMENT PLANT FACTOR IS BASED ON WUCOLS DATABASE AND CAN BE FOUND ONLINE AT: <http://ucanr.edu/sites/WUCOLS/>

CITY OF OCEANSIDE PLANTING NOTES/REQUIREMENTS

- FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS.
- LANDSCAPE ARCHITECT SHALL BE AWARE OF UTILITY, SEWER, STORM DRAIN EASEMENT AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF OCEANSIDE REQUIREMENTS.
- ALL REQUIRED LANDSCAPE AREAS (INCLUDING THE ROW) SHALL BE MAINTAINED BY OWNER OR AS STATED IN ANY LEGAL DOCUMENT SUCH AS BUT NOT LIMITED TO A LEASE AGREEMENT. THE LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF OCEANSIDE REQUIREMENTS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM WATER LOSS DUE TO WATER RUN-OFF. IRRIGATION SYSTEMS SHALL USE HIGH QUALITY, AUTOMATIC CONTROL VALVES, CONTROLLERS AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL COMPONENTS SHALL BE OF NON-CORROSIVE MATERIAL. ALL DRIP SYSTEMS SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES AND WATER CONSERVATION ORDINANCE.
- THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. GROUND COVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION AND RUN-OFF. ALL THE FLOWER AND SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES.
- THE CURRENT GENERAL NOTES BELOW REFER TO THE PLACEMENT OF TREES AND THEIR DISTANCES FROM HARDSCAPE AND OTHER UTILITIES/ STRUCTURES. PLEASE SHOW THE CITY OF OCEANSIDE'S CURRENT TREE PLANTING DISTANCES/SPACING ON THE CLP AND SPACE PROPOSED TREES ACCORDINGLY.

- STREET TREES AND OTHER TREES SHALL BE SPACED:
- 8 FEET (PREVIOUSLY 3 FEET) FROM TRANSFORMERS, CABLE, AND PULL BOXES.
 - 5 FEET FROM MAILBOXES
 - 5 FEET FROM FIRE HYDRANTS (ALL SIDES)
 - 10 FEET FROM CENTERLINE (PREVIOUSLY 7 FEET) OF ALL UTILITY LINES (WITHOUT EASEMENT) (SEWER, WATER, STORM DRAINS, DOUBLE CHECK DETECTORS, AIR RELIEF VALVES AND GAS)
 - 10 FEET FROM EASEMENT BOUNDARIES (SEWER, WATER, STORM DRAINS, ACCESS OR OTHER UTILITIES)
 - 10 FEET FROM DRIVEWAYS (UNLESS A LINE OF SIGHT IS DETERMINED BY THE TRAFFIC DIVISION TO BE OTHERWISE)
 - 10 FEET FROM TRAFFIC AND DIRECTIONAL SIGNS
 - 15 FEET (MINIMUM) FROM STREETLIGHTS, OTHER UTILITY POLES, (DETERMINED BY SPECIFICATIONS)
 - STREET TREES SHALL BE PLANTED 3' OUTSIDE RIGHT-OF-WAY IF THE RIGHT-OF-WAY DOES NOT ALLOW SPACE, SUBJECT TO THE CITY ENGINEER'S APPROVAL.
 - LINE OF SIGHT AT ARTERIALS, COLLECTOR AND LOCAL STREETS SHALL BE REVIEWED AND DETERMINED BY TRAFFIC ENGINEER. A MINIMUM OF TWENTY-FIVE FEET (25') FROM STREET INTERSECTION OR AS APPROVED BY THE TRAFFIC ENGINEER.
 - MINIMUM FIFTEEN FEET (15') STREETLIGHT AND STOP SIGN OR CLEARANCE DETERMINED BY SPECIFICATIONS.
 - SCREEN ALL UTILITIES ACCORDING TO SPECIFIC AGENCY REQUIREMENTS. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES WHERE A PAVING SURFACE IS LOCATED WITHIN 6 FEET OF A TREE TRUNK ON SITE (PRIVATE) AND WITHIN 10 FEET OF A TREE TRUNK IN THE RIGHT-OF-WAY (PUBLIC). ROOT BARRIERS SHALL EXTEND 5 FEET IN EACH DIRECTION FROM THE CENTERLINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 19 FEET.
 - ROOT BARRIERS SHALL BE A MINIMUM 24 INCHES IN DEPTH. INSTALLING A ROOT BARRIER AROUND THE TREE'S ROOT BALL IS UNACCEPTABLE. LANDSCAPE IMPROVEMENT PLAN SET AND INSTALLATION ARE REQUIRED TO IMPLEMENT APPROVED FIRE DEPT. REGULATIONS, CODES, AND STANDARDS AT THE TIME OF PROJECT APPROVAL. ALL FIRE HYDRANTS, DOUBLE CHECK DETECTORS, POST INDICATING VALVES, AND FIRE DEPARTMENT CONNECTIONS SHALL BE PROVIDED WITH A 3-FOOT CLEARANCE AROUND ALL FIRE APPARATUSES. ALL TREES AT MATURITY SHALL MEET A HORIZONTAL CLEARANCE ALONG ALL ROADWAYS FROM CURB TO CURB. HORIZONTAL ROADWAY CLEARANCE FOR A ONE-STORY BUILDING IS 28-FEET WIDE. ALL TREES AT MATURITY SHALL MEET A VERTICAL CLEARANCE OF 14-FEET FROM THE TOP OF THE ROADWAY TO THE LOWEST BRANCHES.
 - PERMANENT IRRIGATION (INCLUDING SPRAY AND/OR DRIP) WILL BE PROVIDED, IN THE CONSTRUCTION DOCUMENT PHASE, AND TO BE INSTALLED PER LOCAL CALIFORNIA WATER REGULATION (AB1881).
 - THE PLANT PALETTE LISTED PROVIDES A LIST OF PLANT MATERIAL TO SELECT FROM WHEN PREPARING FINAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR THIS PROJECT. HOWEVER, SUBSTITUTIONS MAY BE REQUIRED DUE TO AVAILABILITY, SOILS TESTS, OR OTHER CONDITIONS.
 - ALL TREES WITHIN 5' OF HARDSCAPE TO BE INSTALLED WITH DEEP ROOT BARRIERS.
 - TRANSFORMERS, BACK-FLOW PREVENTERS & OTHER ABOVE-GROUND UTILITIES TO BE SCREENED WITH LANDSCAPE AS PERMITTED PER LOCAL CODES & REGULATIONS.
 - LANDSCAPE LIGHTING (LANDSCAPE UP-LIGHTS, PATH LIGHTS/BOLLARDS, ETC.) TO BE COORDINATED WITH ELECTRICAL ENGINEER IN FUTURE PHASE.

PLANTING AREA PROVIDED
GROUND LEVEL: 12,280 SF
ON-SITE PLANTING AREA TOTAL: 7,575 SF

PUBLIC RIGHT-OF-WAY:
OFF-SITE PLANTING AREA TOTAL: 4,705 SF

LANDSCAPE URBAN FORESTRY | OZO 3049
PROJECT TOTAL SITE AREA: 65,912 SF

COMMON OPEN SPACE PROVIDED: 17,146 SF
LEASING PLAZA: 1,044 SF
RETAIL PLAZA: 2,281 SF
LEVEL 3 POOL COURTYARD: 8,534 SF
LEVEL 3 AMENITIES: 3,446 SF
ROOF DECK: 888 SF
CLUBHOUSE: 973 SF

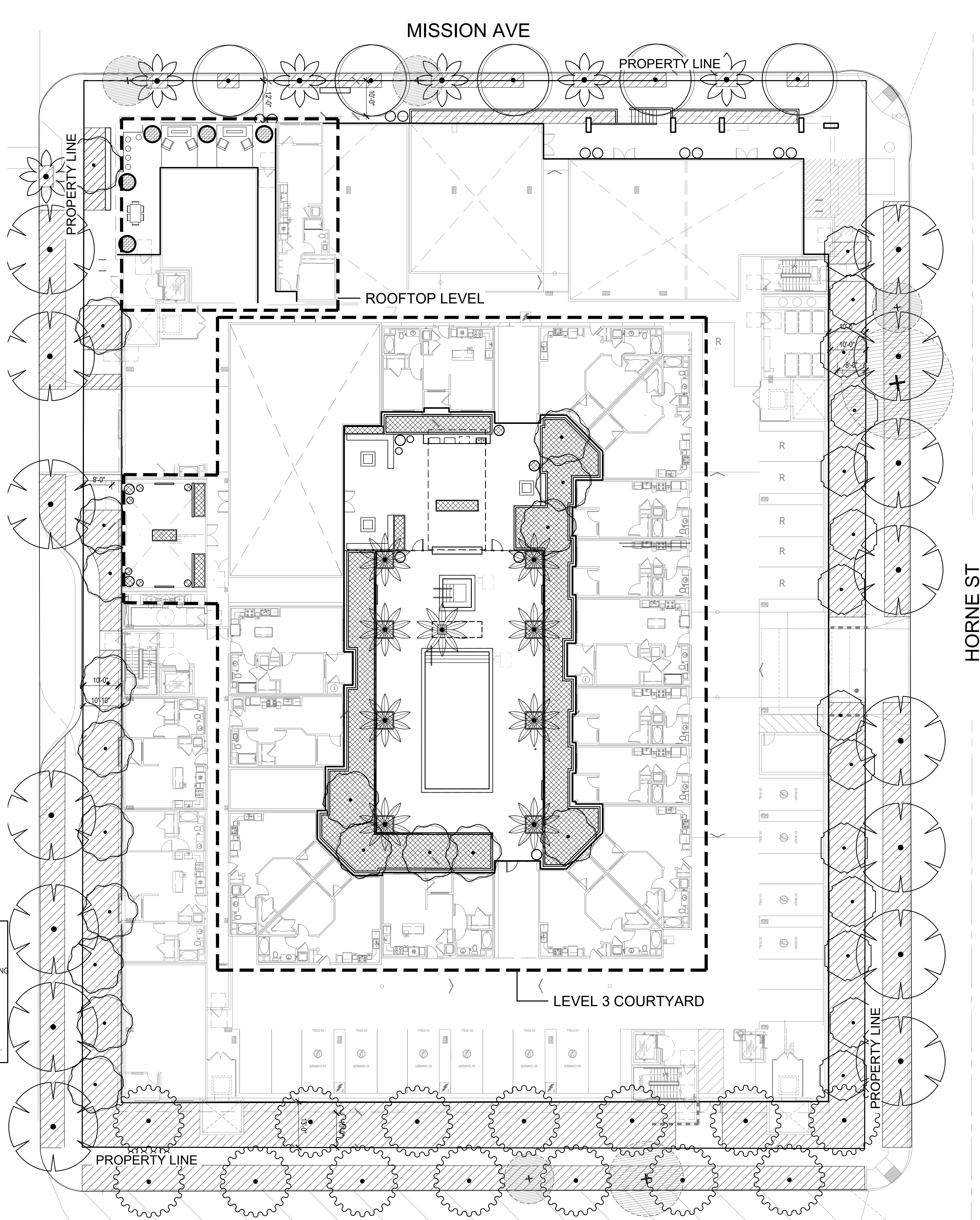
TREE CANOPY TOTAL: 24,409 SF
GROUND LEVEL: 18,443 SF
LEVEL 3 PODIUM LEVEL: 5,966 SF
LEVEL 8 ROOF AMENITY: N/A

TREE CANOPY AREA CALCULATION
MINIMUM TREE CANOPY AREA REQUIRED: 7,914 SF
(12% OF TOTAL SITE AREA)
TREE CANOPY AREA PROVIDED: 23,781 SF (36%)

CITY OF OCEANSIDE TREE NOTE:
TREES SHALL COMPLY WITH THE CITY OF OCEANSIDE STREET TREE STANDARD 211A.

CITY OF OCEANSIDE FIRE NOTES:

- LANDSCAPE IMPROVEMENT PLAN SET AND INSTALLATION ARE REQUIRED TO IMPLEMENT APPROVED FIRE DEPT. REGULATIONS, CODES, AND STANDARDS AT THE TIME OF PROJECT APPROVAL.
- ALL FIRE HYDRANTS, DOUBLE CHECK DETECTORS, POST INDICATING VALVES, AND FIRE DEPARTMENT CONNECTIONS SHALL BE PROVIDED WITH A 3 FOOT CLEARANCE AROUND ALL FIRE APPARATUSES.
- ALL TREES AT MATURITY SHALL MEET A HORIZONTAL CLEARANCE ALONG ALL ROADWAYS FROM CURB TO CURB. HORIZONTAL ROADWAY CLEARANCE FOR A ONE STORY BUILDING IS 28' WIDE. ALL TREES AT MATURITY SHALL MEET A VERTICAL CLEARANCE OF 14 FEET FROM THE TOP OF ROADWAY TO THE LOWEST BRANCHES.

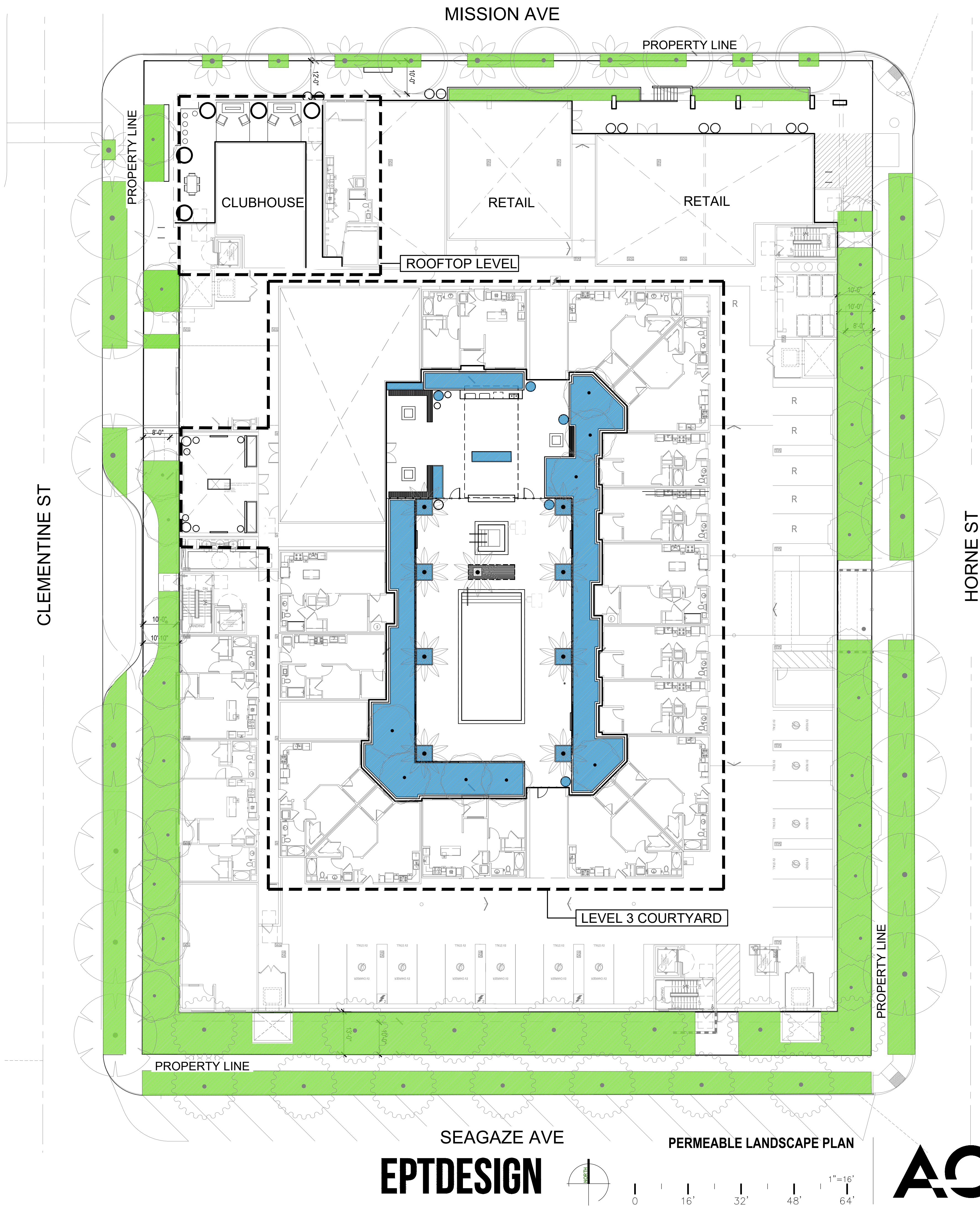


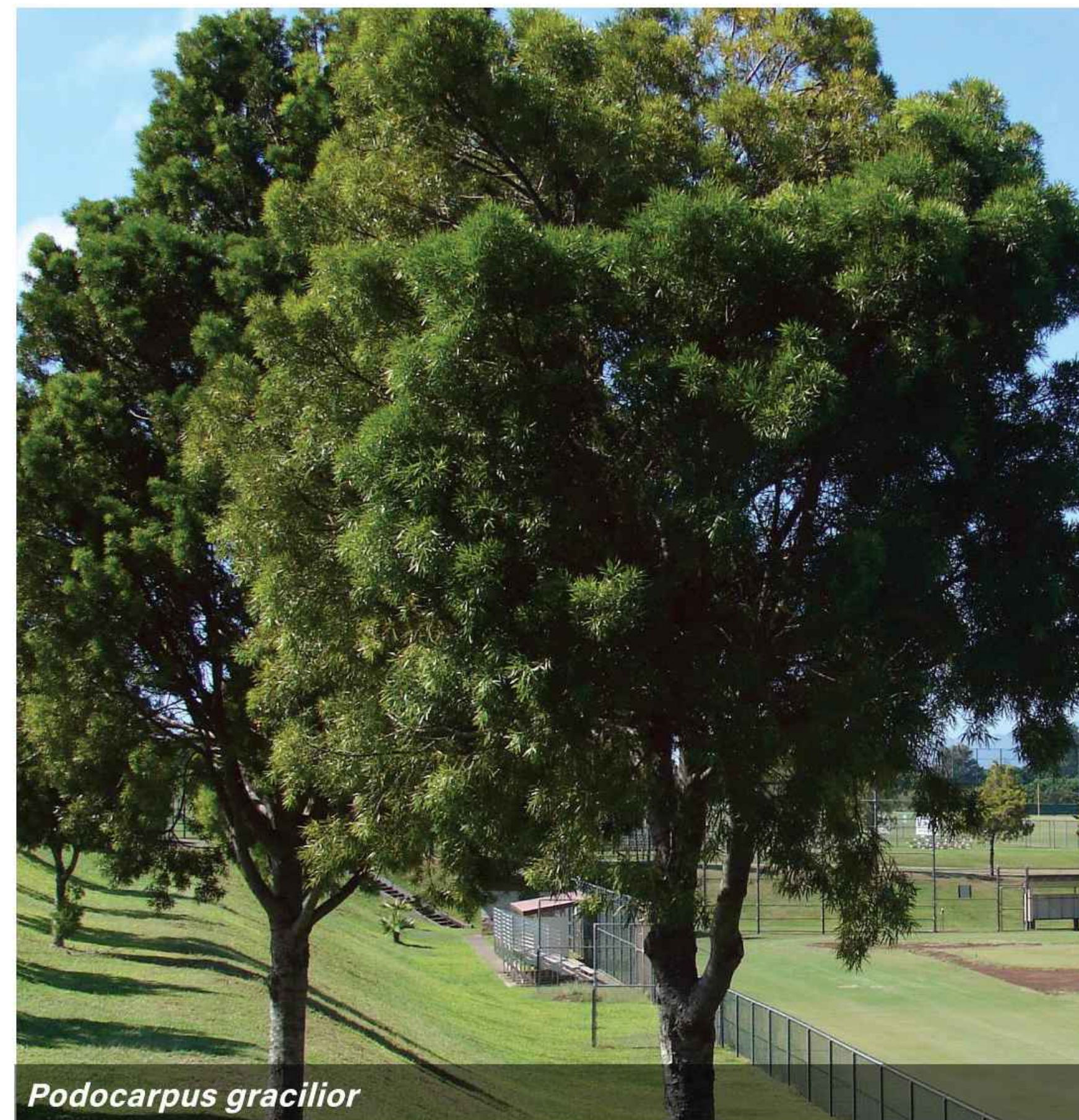
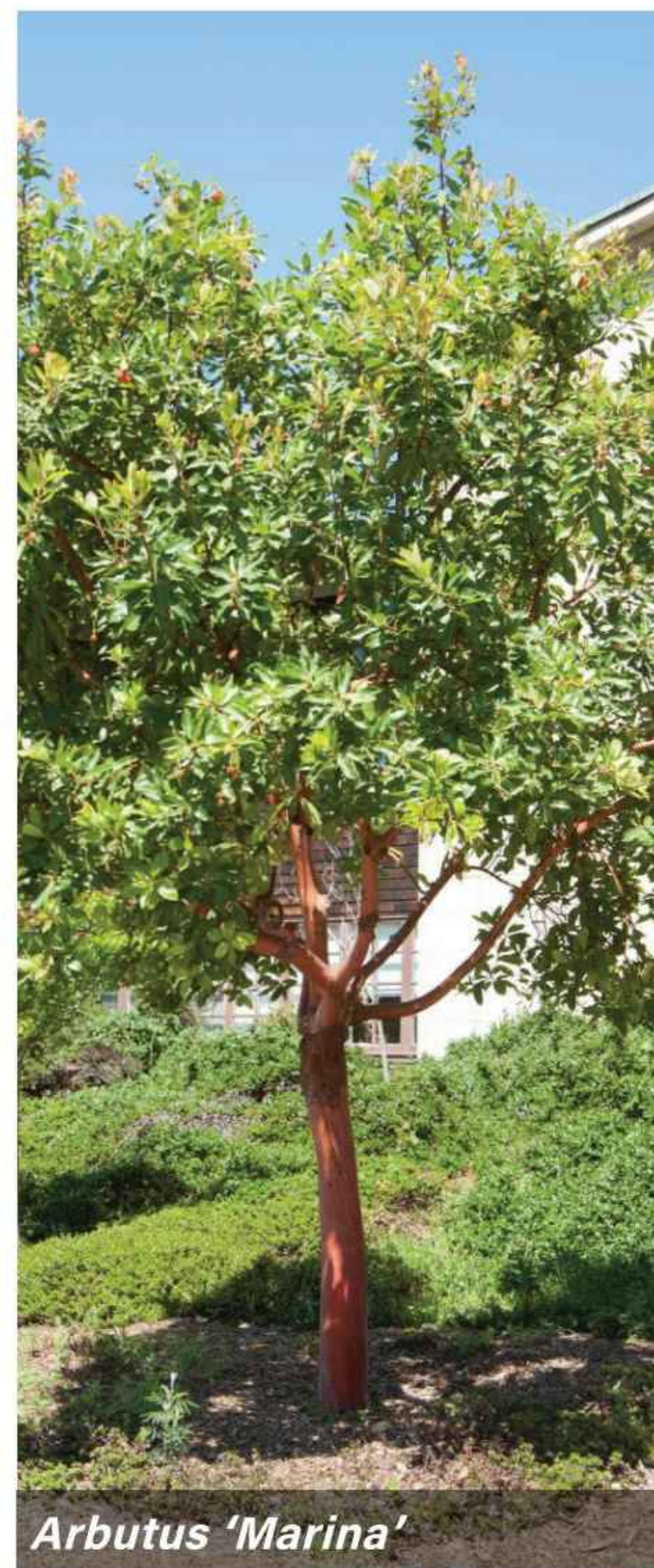
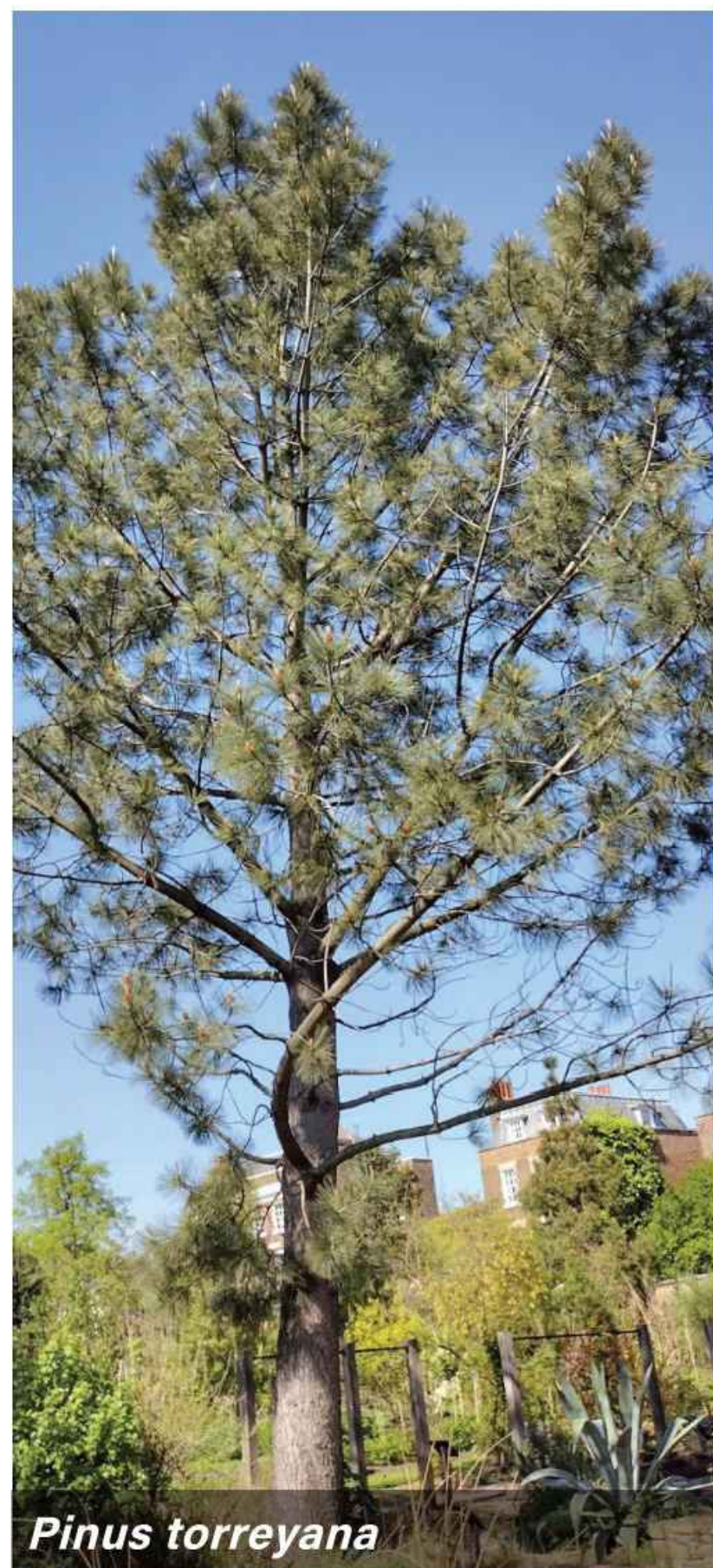
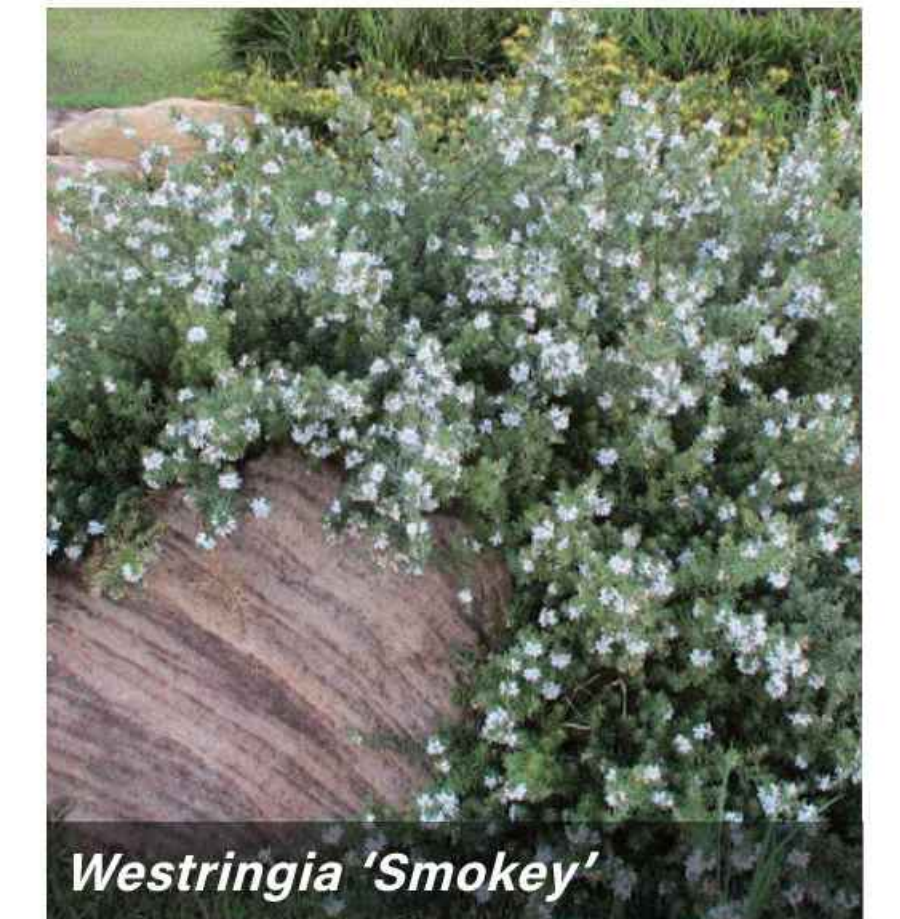
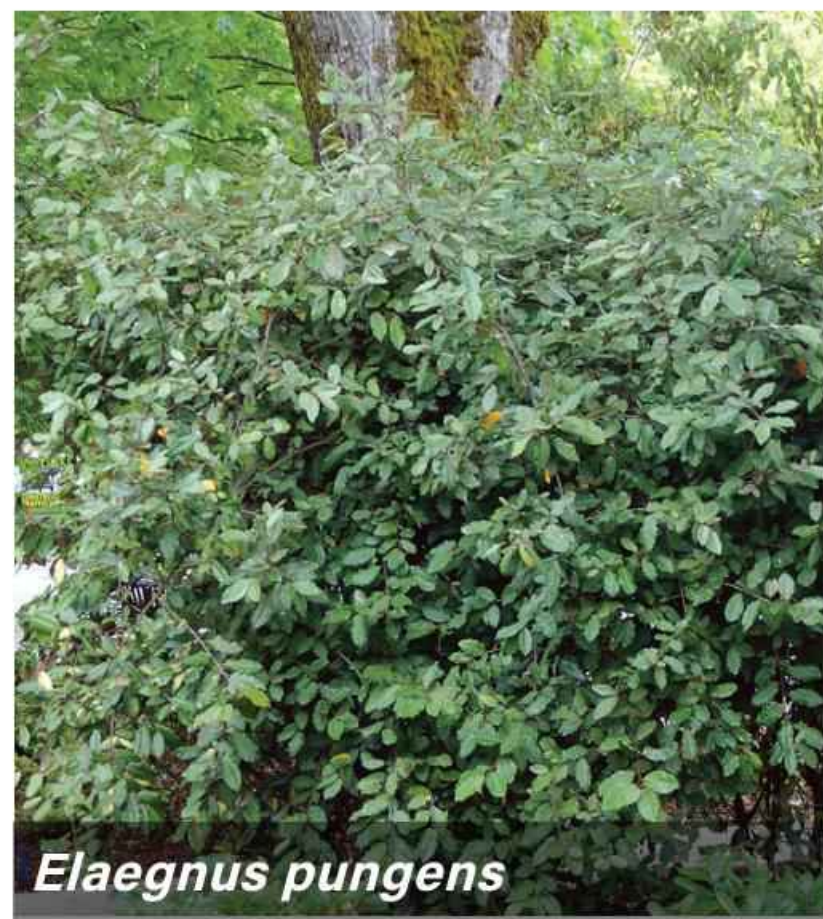
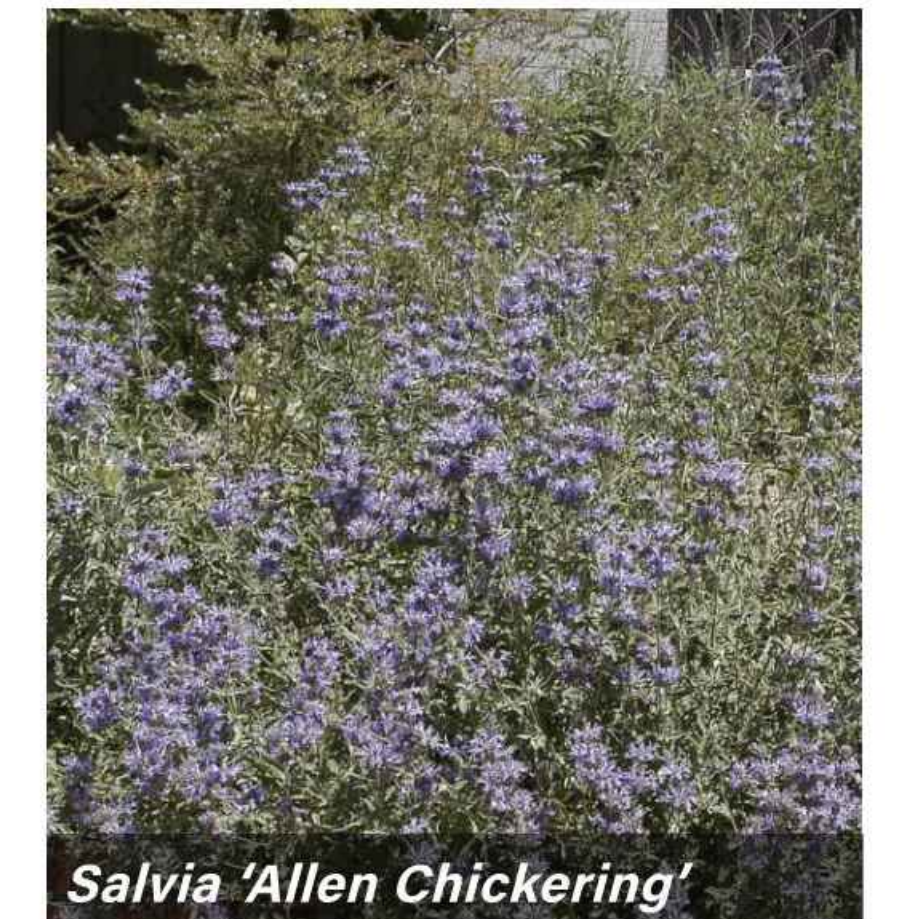
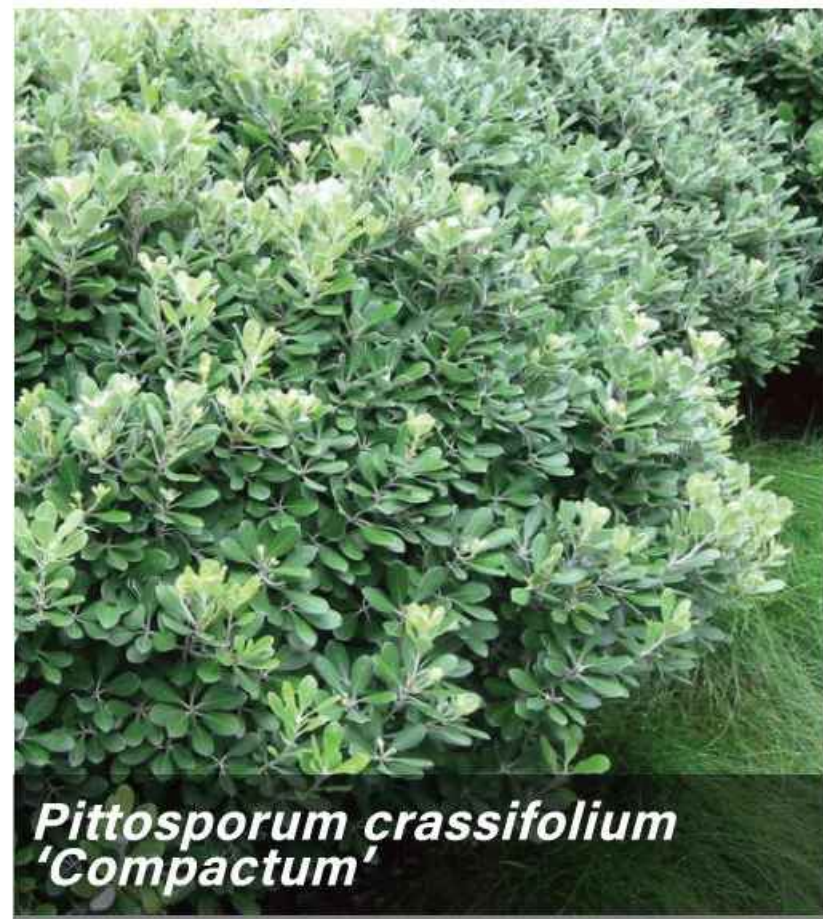
LANDSCAPE LEGEND		
SYMBOL	DESCRIPTION	QTY
	PERMEABLE LANDSCAPE ON GRADE	12,246 SF
	PERMEABLE LANDSCAPE ON PODIUM	2,571 SF
	TOTAL LANDSCAPE AREA	14,817 SF (23%)
	TOTAL SITE AREA	65,912 SF



901 MISSION AVENUE MIXED-USE

OCEANSIDE, CA







Olea europea 'Montra'



Agave attenuata 'Nova'



Phoenix dactylifera



Senecio mandraliscae



Diets g. 'Variegata'



Russelia equisetiformis



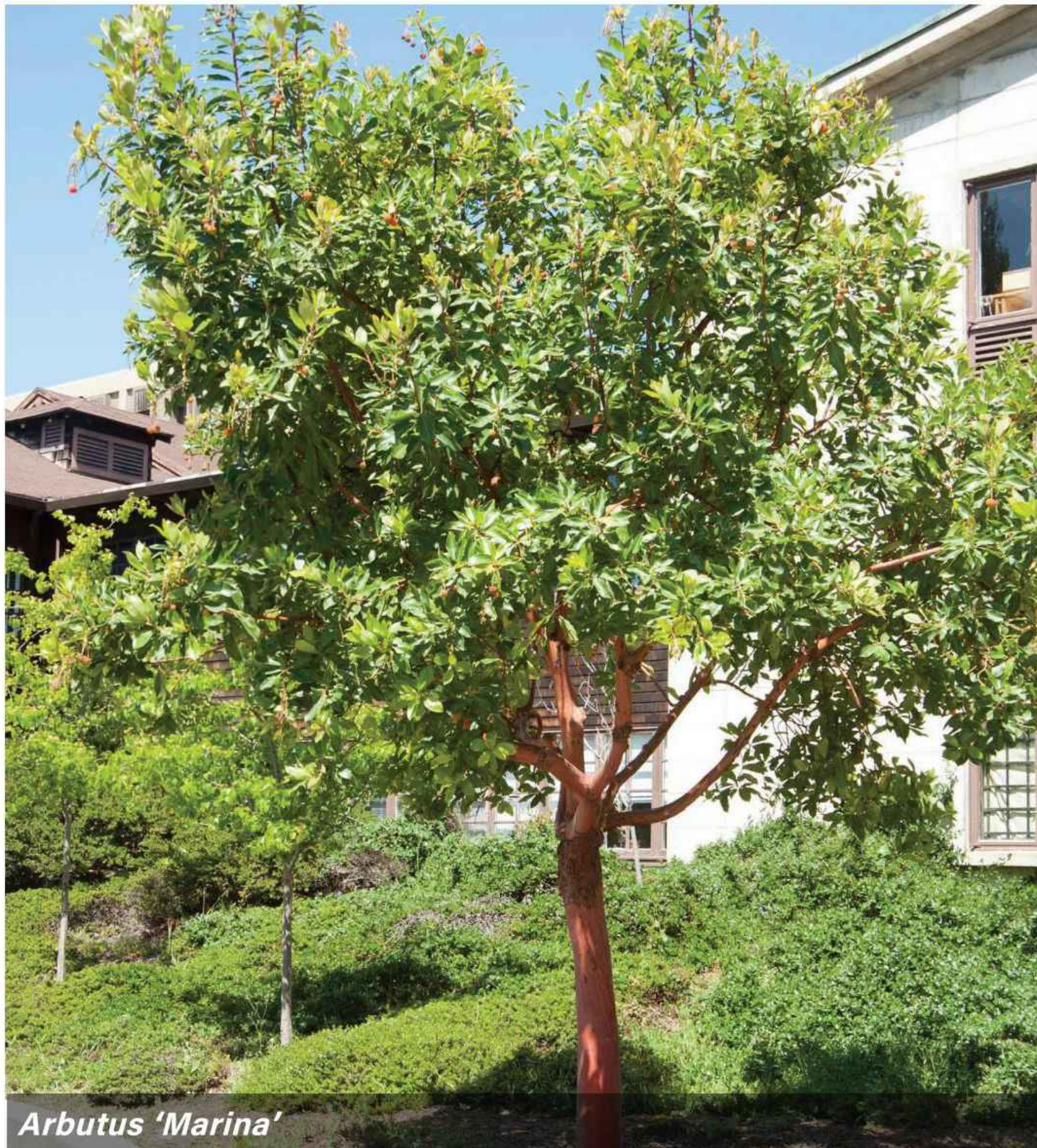
Dianella 'Cassa Blue'



Carex tumulicola



Aeonium 'Mint Saucer'



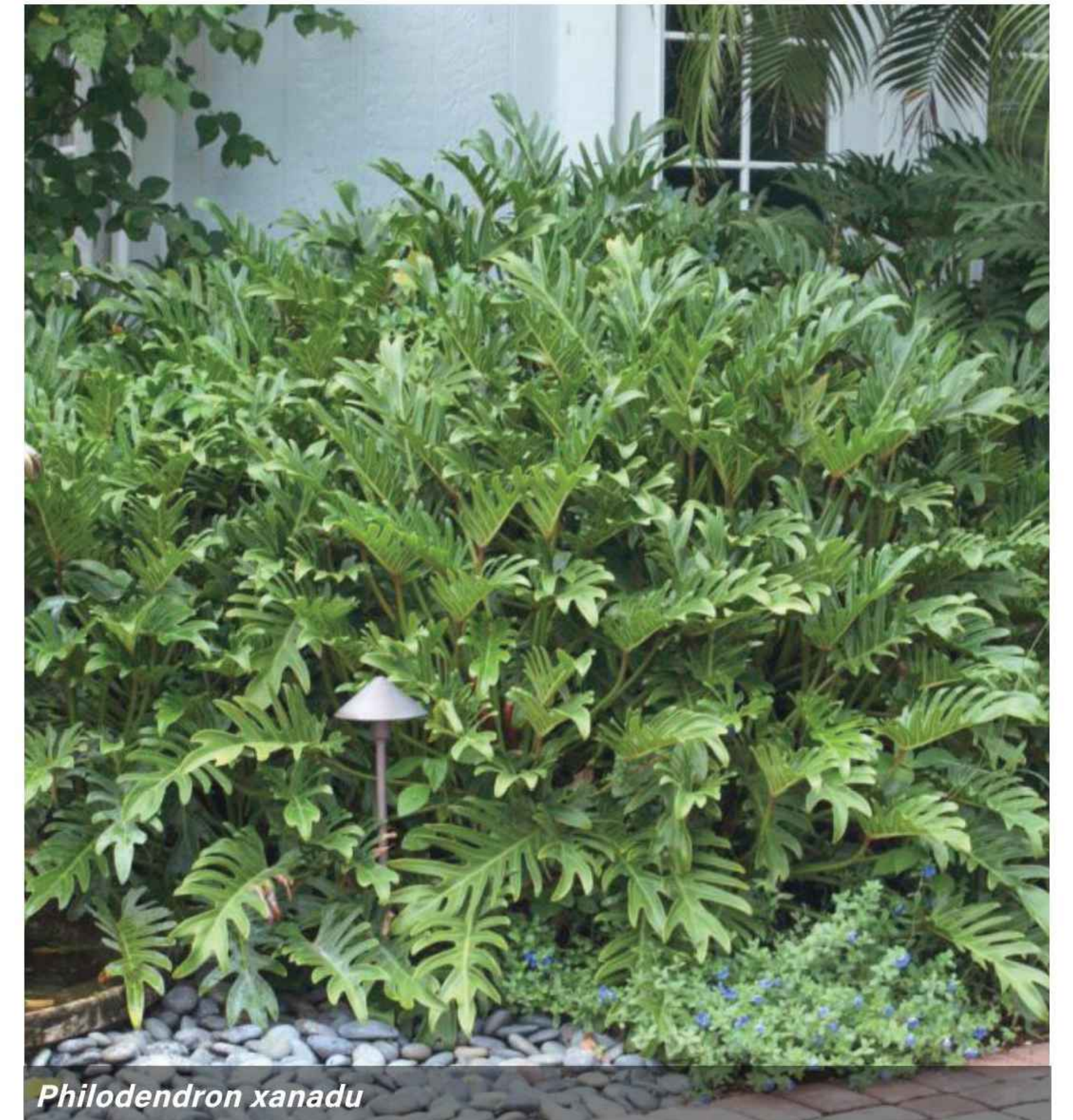
Arbutus 'Marina'



Acacia cognata 'Cousin Itt'



Pittosporum c. 'Compactum'



Philodendron xanadu



901 MISSION AVENUE MIXED-USE

OCEANSIDE, CA

EPTDESIGN

POOL COURTYARD PLANTING IMAGERY



L3.4

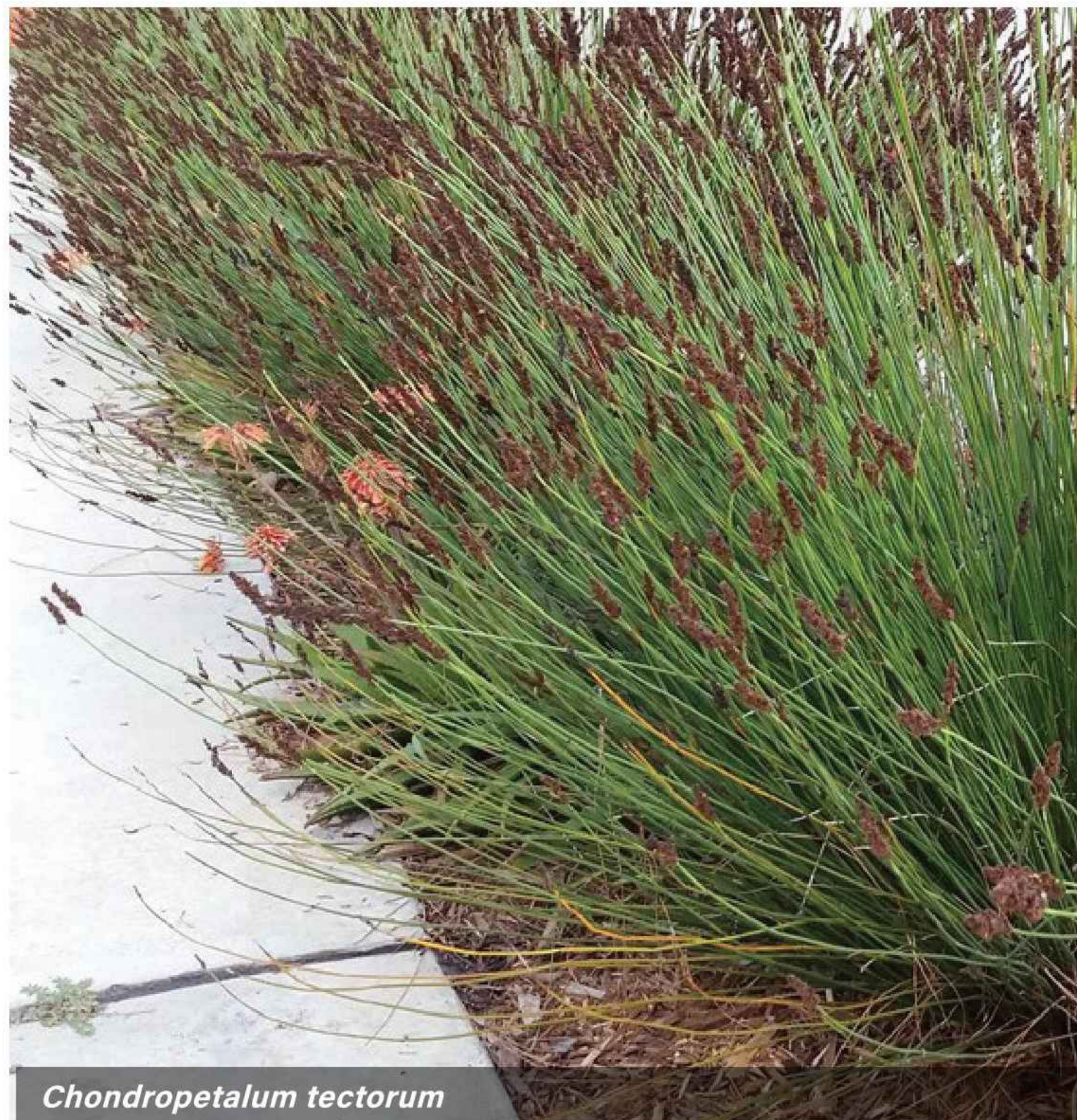
DATE 06-19-2025



Senecio mandraliscae



Carex tumulicola



Chondropetalum tectorum



Kalanchoe baharensis



901 MISSION AVENUE MIXED-USE

OCEANSIDE, CA

EPTDESIGN

ROOF DECK PLANTING IMAGERY



L3.5

DATE 06-19-2025